Entitlements

2nd Ave & Peabody St

Nashville, Tennessee

Cube3 Project N0. 21086

Date Submitted:26 July 2021

Submitted to: **Metropolitan Nashville Planning Department**

Owner: **The Congress Group**
Architect: **CUBE 3, LLC**
Architect of Record: **Gresham Smith**
Landscape Architect: **EDSA**



Property Information:

Address:	507, 509, 511, 517, 519, & 521 2nd Ave South 203 Peabody Street 518 Third Avenue South Nashville TN
Owner:	TCG
Applicant:	
Site Acreage:	2.21 Acres Total (96,187 sq ft)
Parcel ID:	09311002800 (0.81 acre) 09311004100 (0.47 acre) 09311004000 (0.14 acre) 09311003800 (0.06 acre) 09311003700 (0.06 acre) 09311003600 (0.06 acre) 09311002900 (0.11 acres) 09311003200 (0.34 acres) 09311003900 (0.07 acre)
Map & Parcel:	Map 93-11, Parcels 28, 29, & 41 Map 93-11, Parcel 32 Map 93-11, Parcles 36-40
Council District #:	19
District Council Member:	Freddie O'Connell
Zoning:	DTC - Lafayette Subdistrict

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2nd & Peabody
Nashville, Tennessee

Zoning Map and Property Information

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Project Team

Owner:

THE CONGRESS GROUP
INTEGRATED REAL ESTATE SOLUTIONS

The Congress Group
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Boston, MA 02116
Contact: Dean Stratouly
Telephone: 305.372.7520

Architect:

CUBE3

CUBE3, LLC
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Miami, Florida 33130
Contact: Jonathan W. Cardello
Telephone: 305.968.8527

Architect of Record:

Gresham Smith

Gresham Smith
222 Second Avenue South, Suite 1400
Nashville, TN 37201
Contact: Jeff Kuhnhenn
Telephone: 615.770.8100

Landscape Architect:

EDSA

EDSA
1512 East Broward Boulevard, Suite 110
Fort Luaderdale, Florida 33301
Contact: Pablo Massari
Telephone: 954.524.3330

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Section 02: Site Context

02.A Site Location
02.B Pedestrian Connectivity
02.C Increased Development South of KVB

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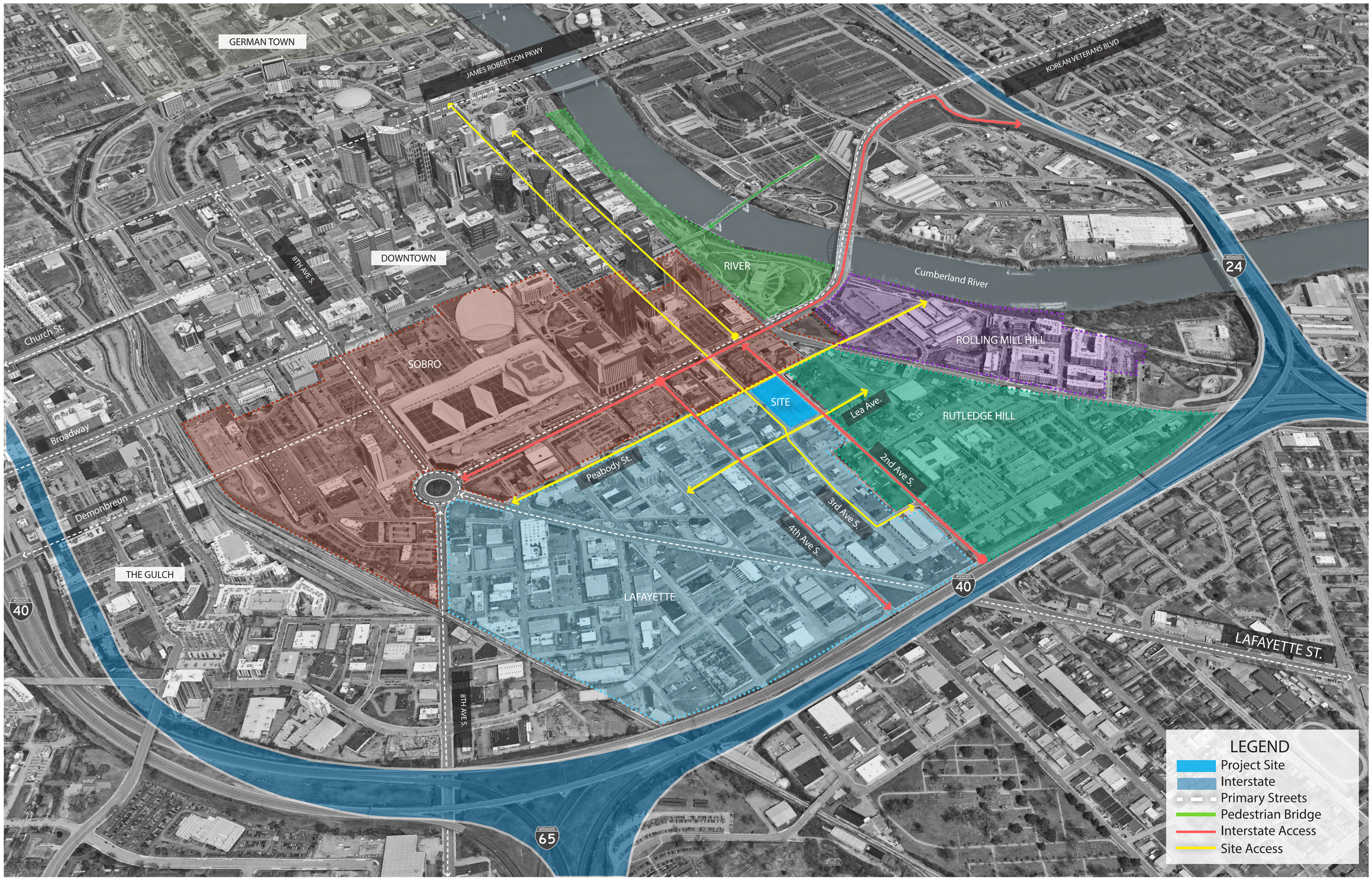
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Site Location

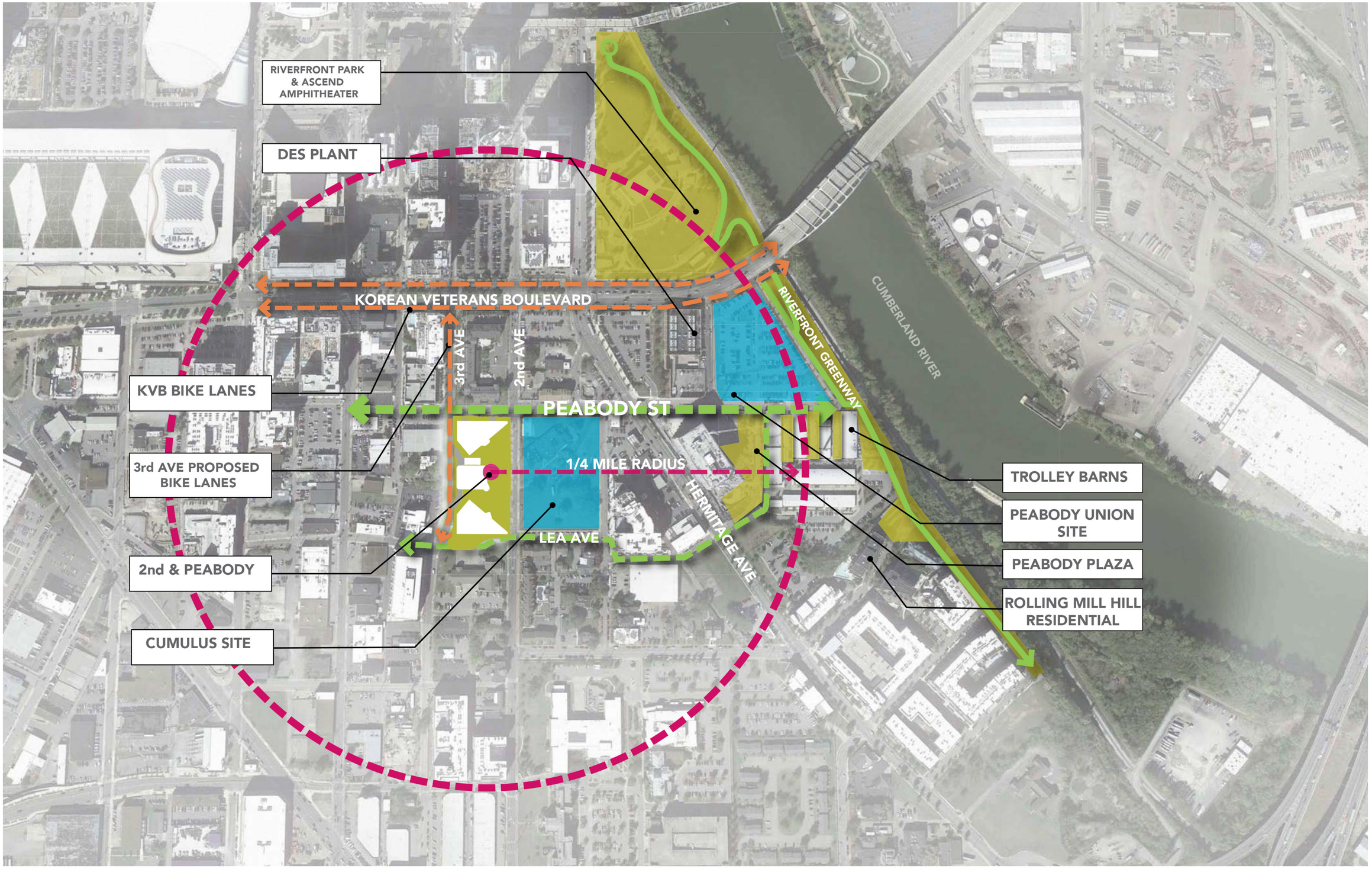
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Section 02.A

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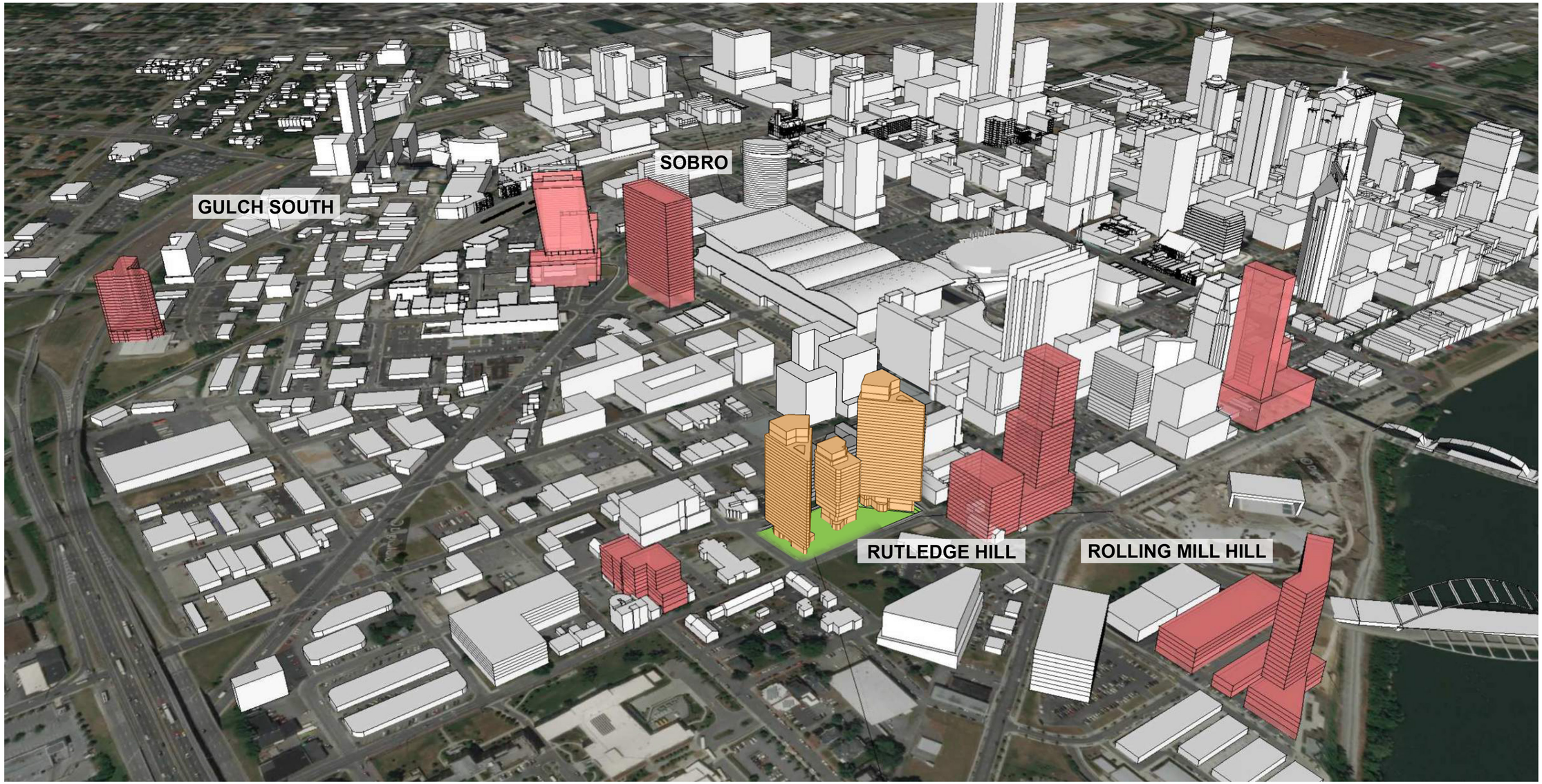
Pedestrian Connectivity
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Increased Developement
Scale: None

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Section 03: Building Massing and Program Description

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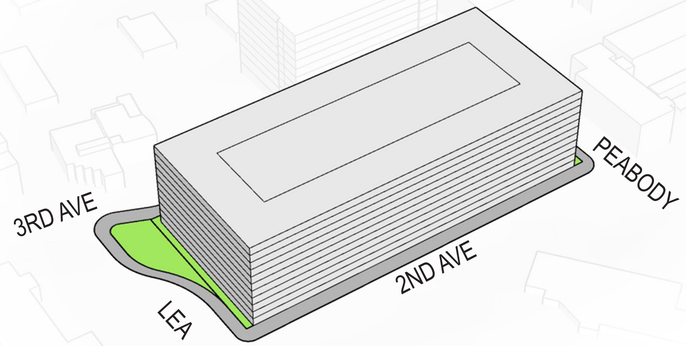
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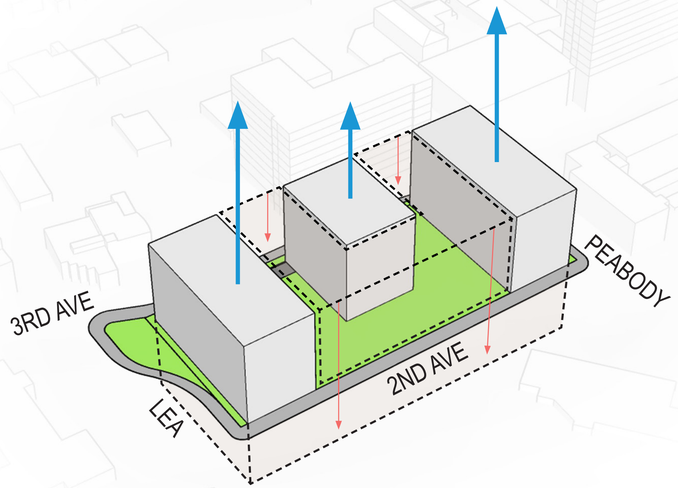
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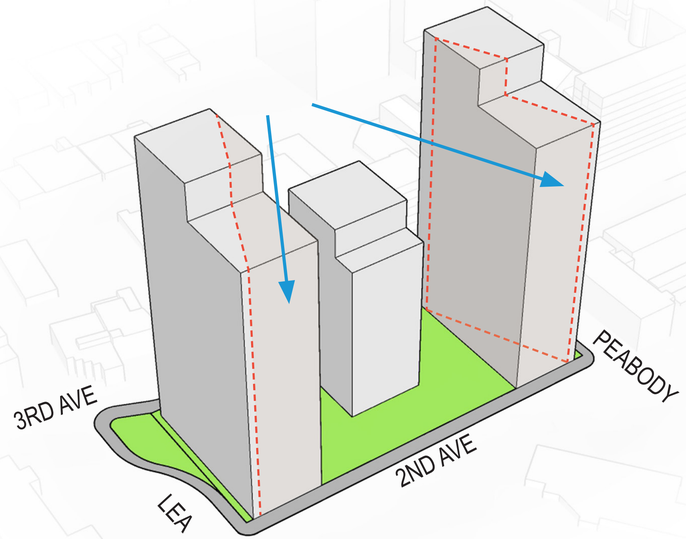
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CURRENT ZONED MASSING



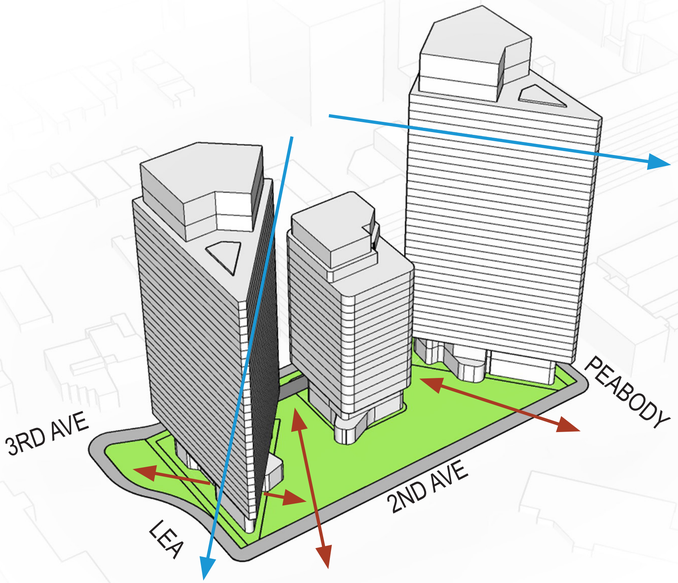
2
RELIEVING THE CANYON EFFECT



3
PRESERVE 2ND AVE AS OPEN SPACE



4
“KITE” SHAPES OPEN UP THE VIEWS
& PEDESTRIAN CONNECTIVITY



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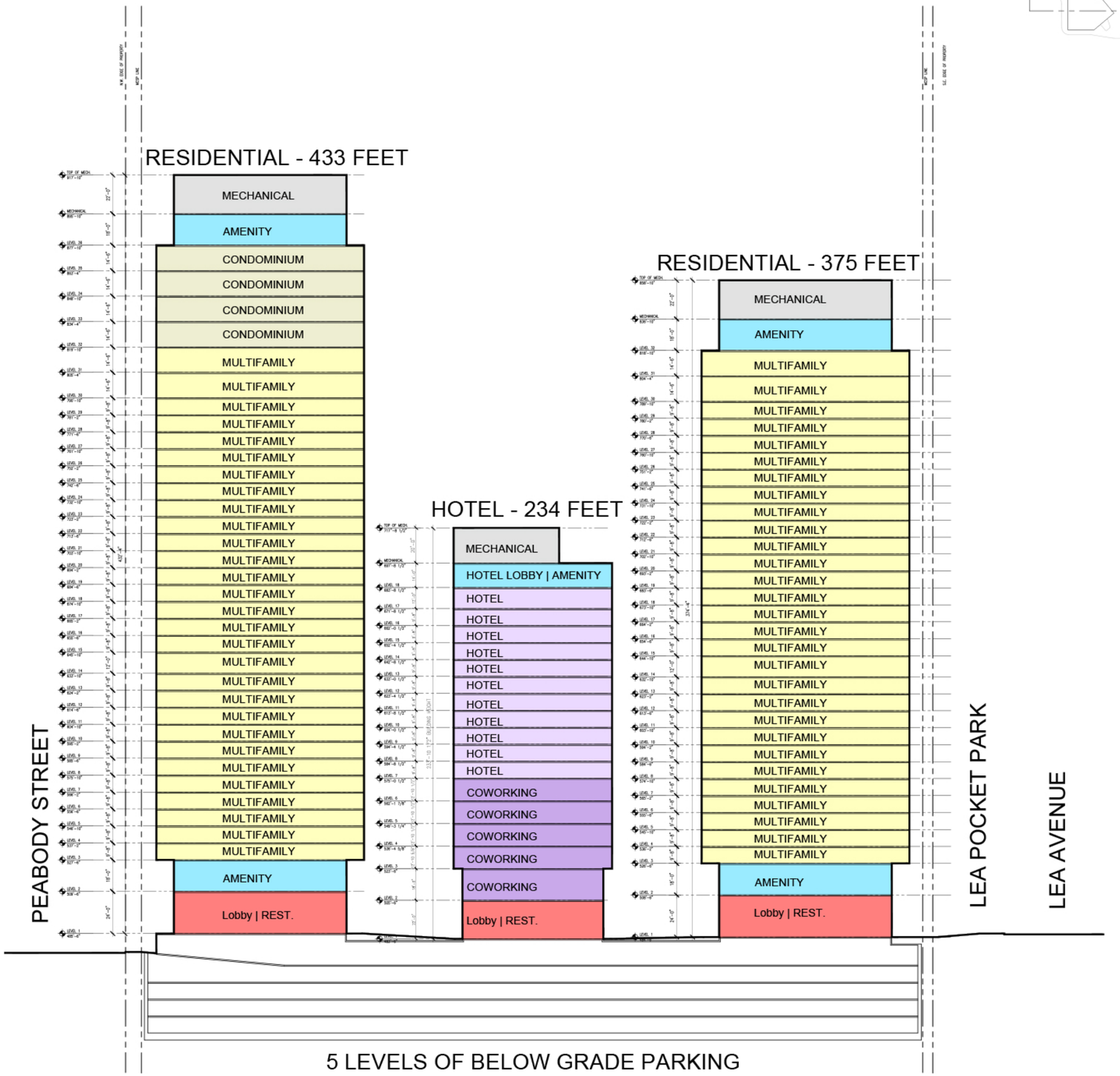
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Nashville, Tennessee

Diagrammatic Massing Concept
Scale: None

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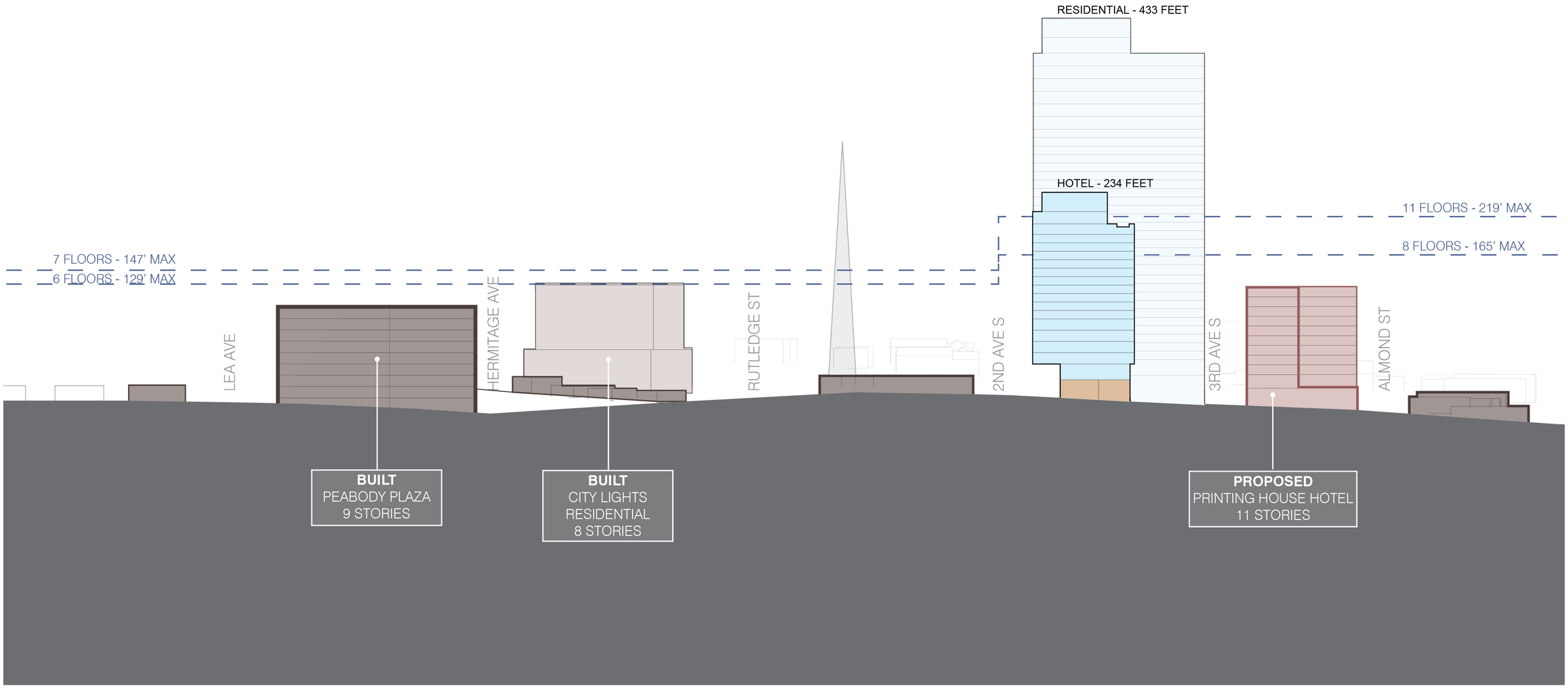
Section
03.A

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RESIDENTIAL - 433 FEET
MECHANICAL
AMENITY
CONDOMINIUM
CONDOMINIUM
CONDOMINIUM
CONDOMINIUM
MULTIFAMILY
MULTIFAMILY
MULTIFAMILY

PEABODY ELEVATION
OPTION (33 STORIES)

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Nashville, Tennessee

Neighborhood Scale Section-South
Scale: 1" = 40'-0"

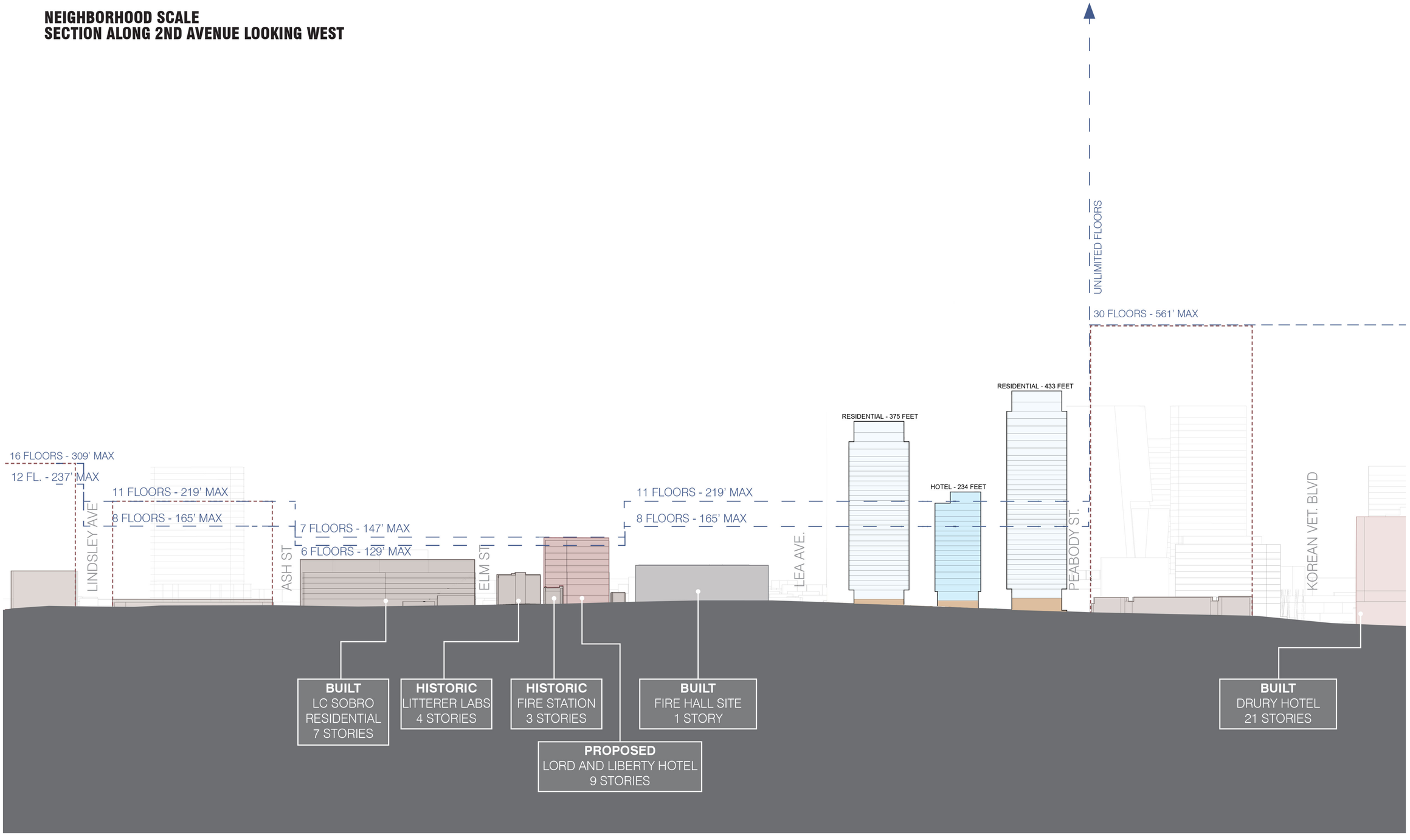
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Section
03.C

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NEIGHBORHOOD SCALE
SECTION ALONG 2ND AVENUE LOOKING WEST

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Neighborhood Scale Section-West
Scale: 1" = 40'-0"

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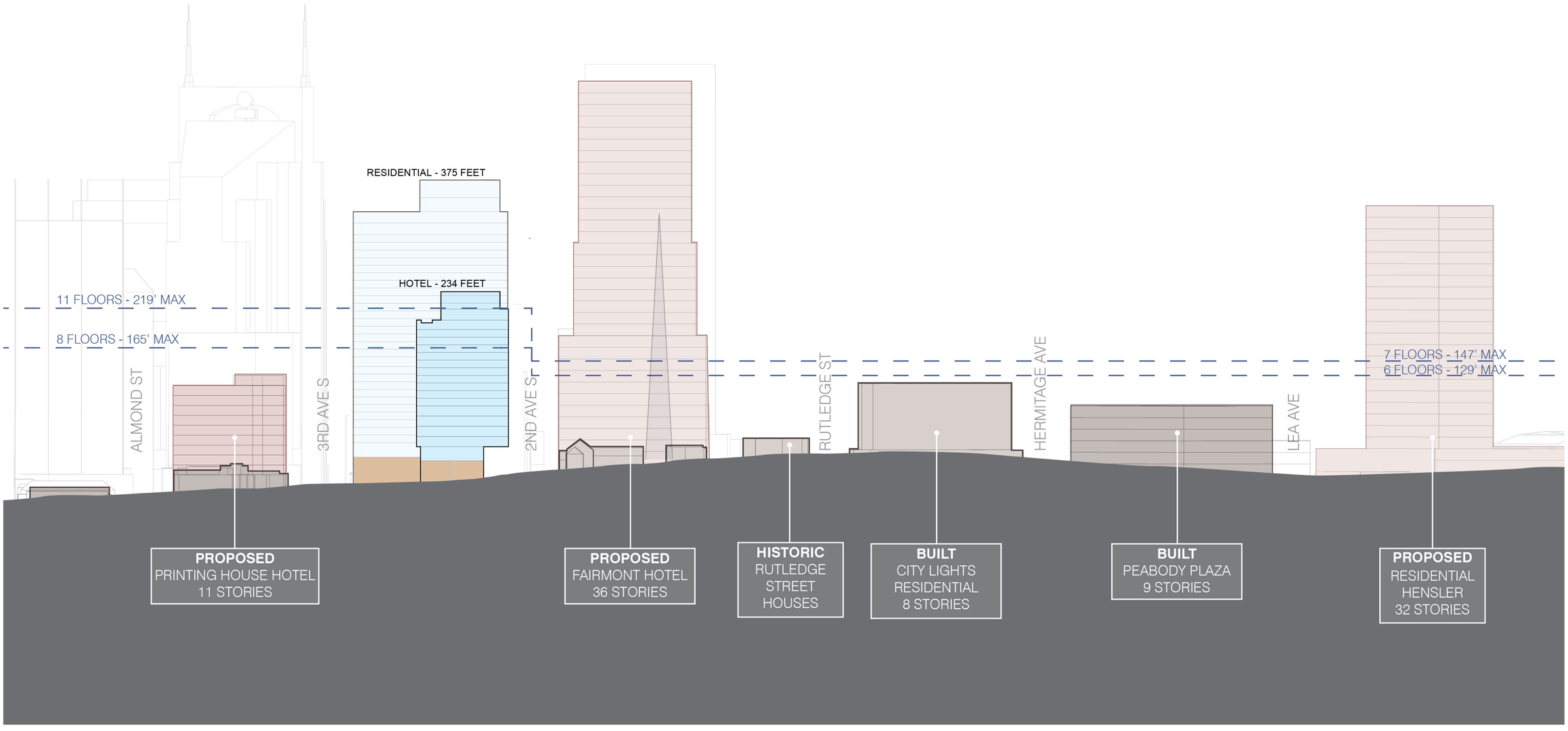
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NEIGHBORHOOD SCALE
SECTION ALONG LEA AVENUE LOOKING NORTH



Neighborhood Scale Section-North **2nd & Peabody**
Nashville, Tennessee

Scale: 1" = 40'-0"

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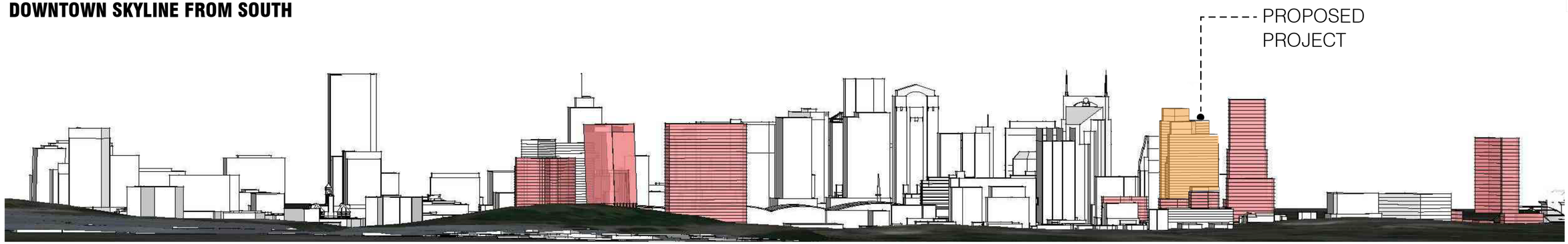
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NEIGHBORHOOD SCALE
DOWNTOWN SKYLINE FROM SOUTH



NEIGHBORHOOD SCALE
DOWNTOWN SKYLINE FROM EAST



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Nashville, Tennessee

Neighborhood Scale Downtown Skyline
South & East
Scale: 1" = 40'-0"

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Section 04: Exterior Renderings

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Nashville, Tennessee

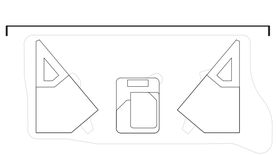
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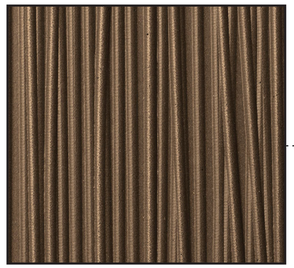
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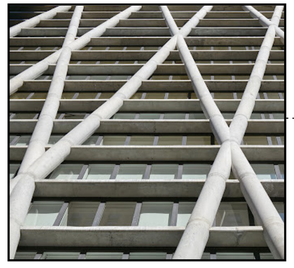
Tower 1 Tower 3 Tower 2



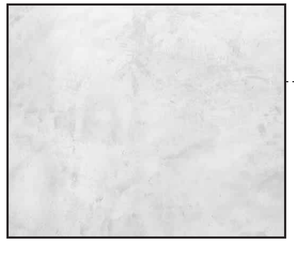
Bronze panel screening and facade

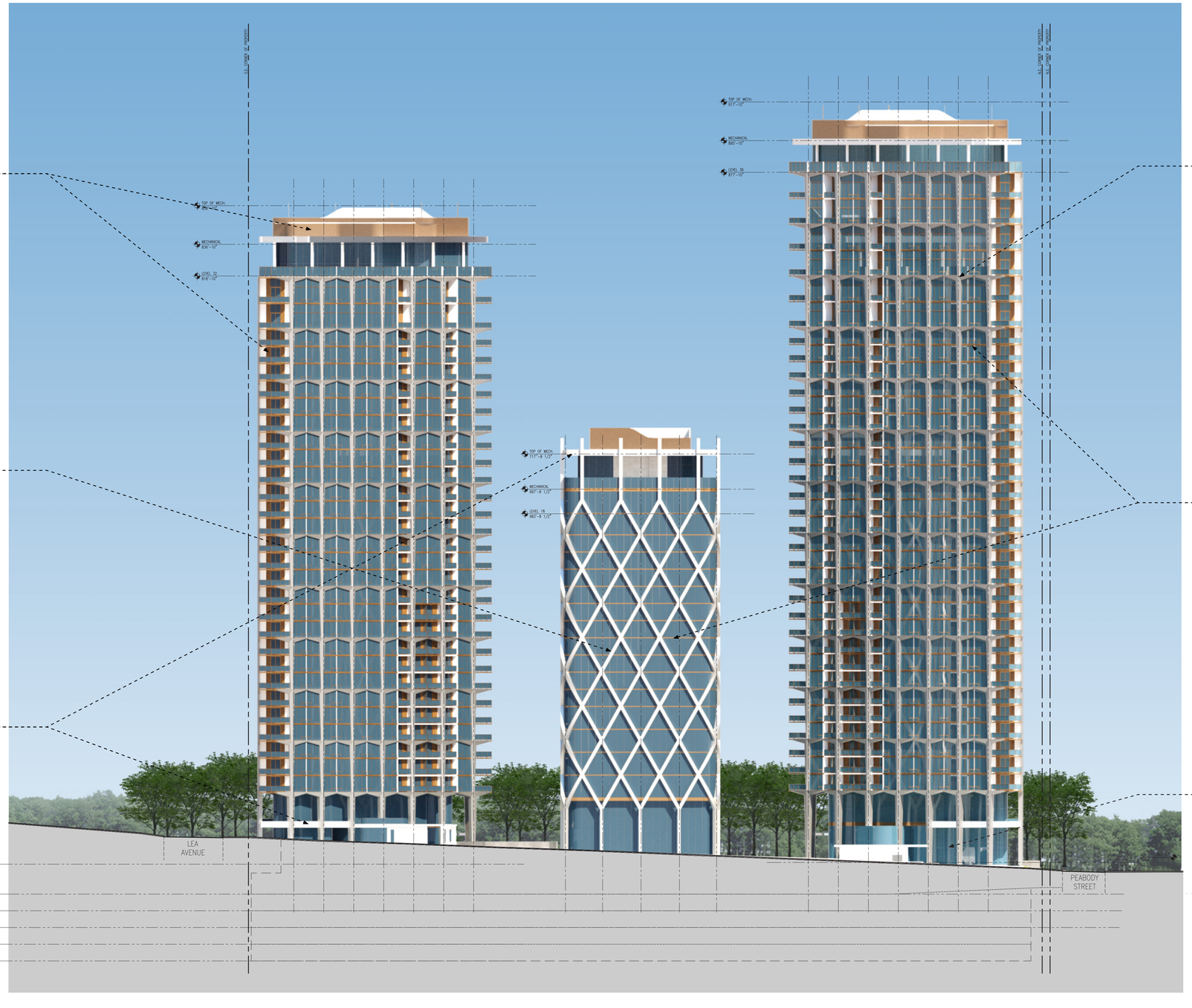


White concrete exoskeleton facde



White smooth stucco





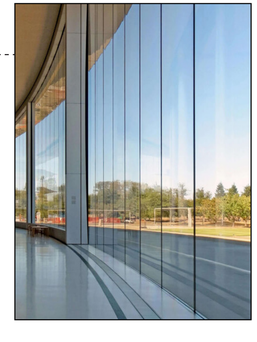
Precast concrete "T" shape facade with two texture finshes



Bronze window frames and trim at floor slabs



Glass walls at ground floor and rooftops



2nd & Peabody
Nashville, Tennessee

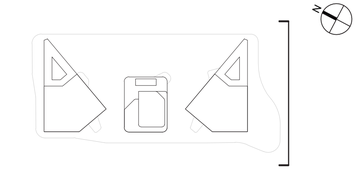
Northeast Rendering From 2nd Ave

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Section
04.A

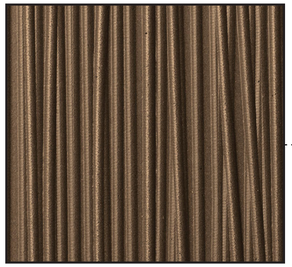
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Tower 1



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Bronze panel screening and facade

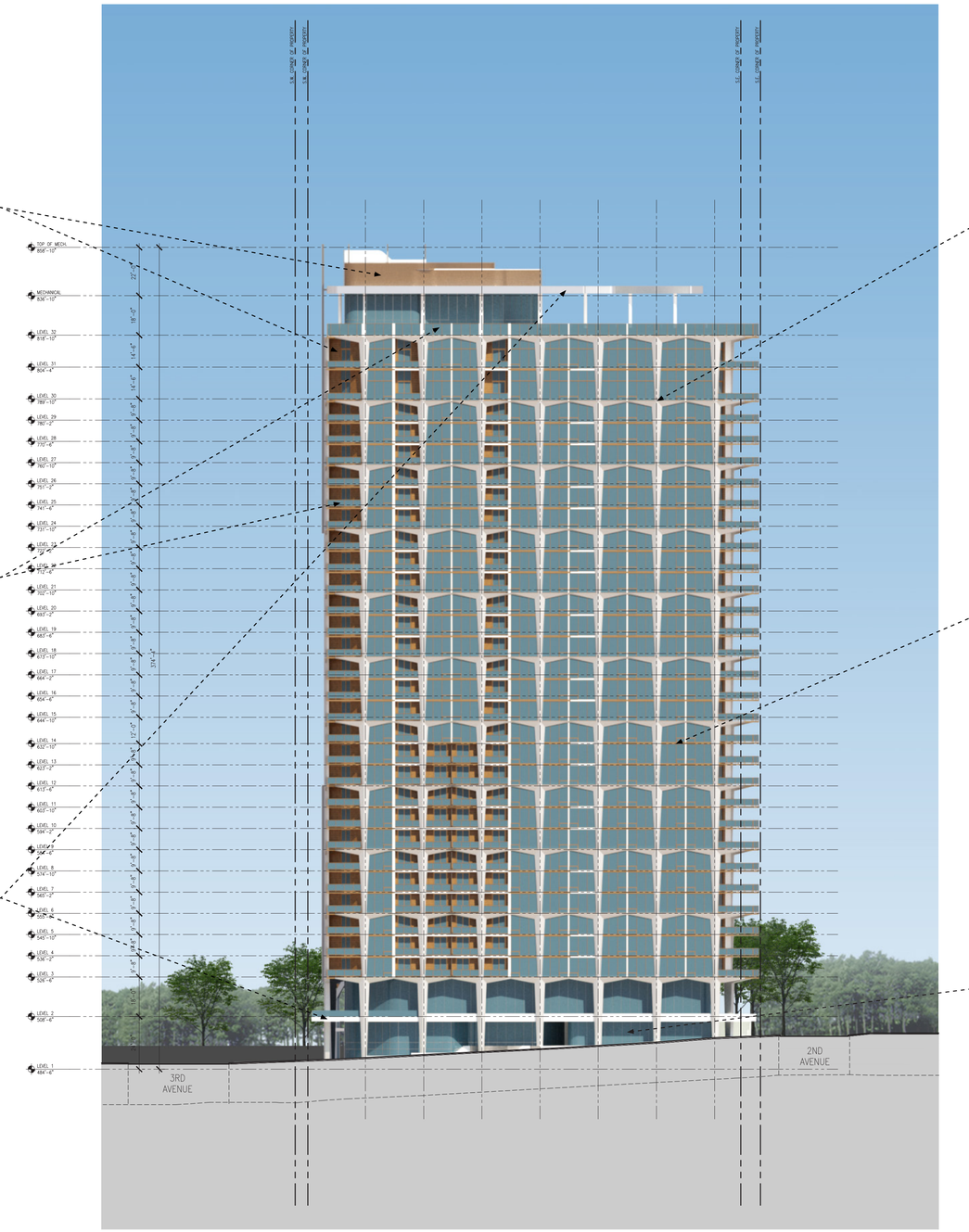


Glass railings with bronze finish



White smooth stucco





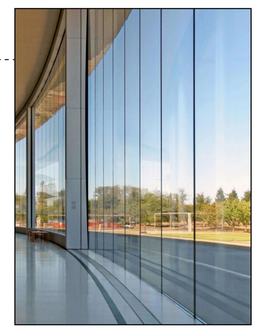
Precast concrete "T" shape facade with two texture finshes



Bronze window frames and trim at floor slabs



Glass walls at ground floor and rooftops



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Southeast Street Elevation
From Lea

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27 July 2021

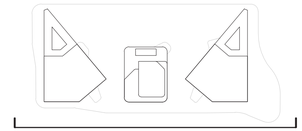
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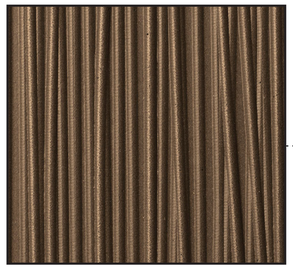
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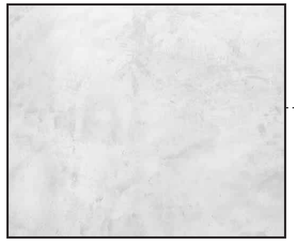
Tower 2 Tower 3 Tower 1



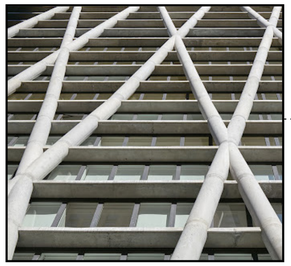
Bronze panel screening and facade



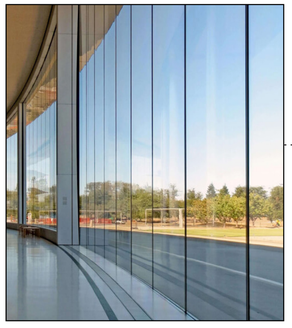
White smooth stucco



White concrete exoskeleton facde



Glass walls at ground floor and rooftops





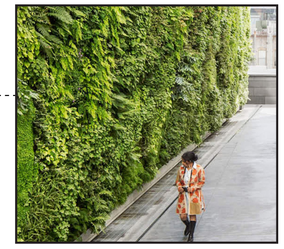
Precast concrete "T" shape facade with two texture finshes



Bronze window frames and trim at floor slabs



Natural/organic facade materials at ground floor



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Nashville, Tennessee

Southwest Street Elevation From 3rd Avenue

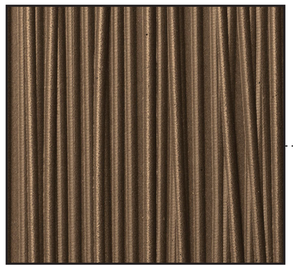
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Section 04.C

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Tower 2

Bronze panel screening and facade



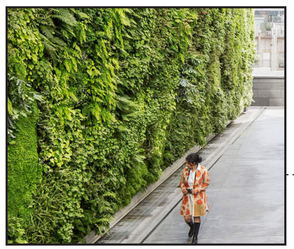
Glass railings with bronze finish

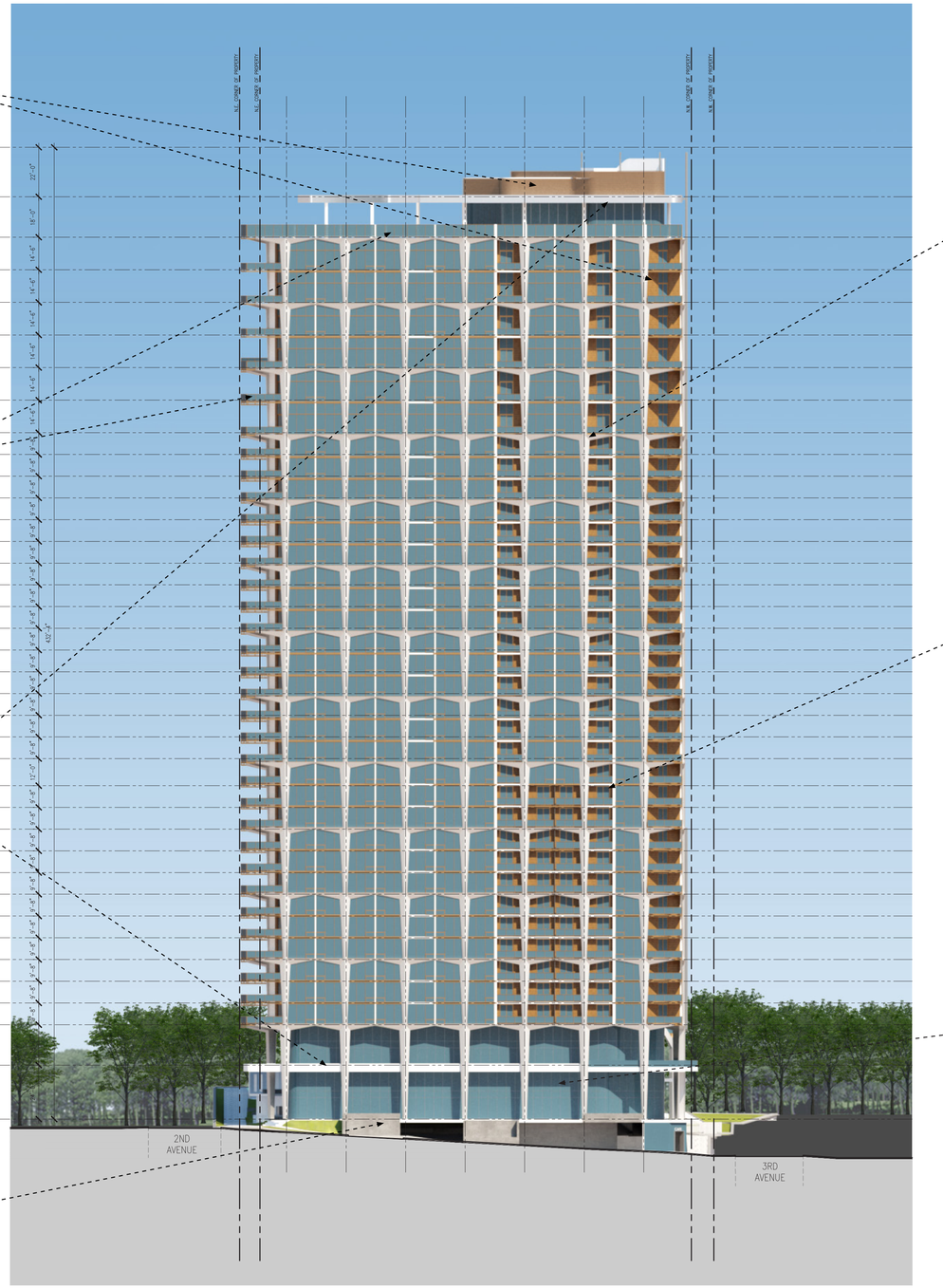


White smooth stucco



Natural/organic facade materials at ground floor





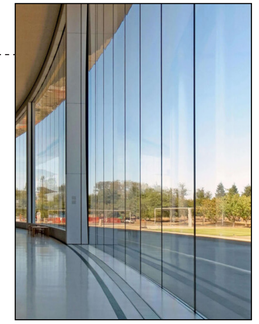
Precast concrete “T” shape facade with two texture finshes



Bronze window frames and trim at floor slabs



Glass walls at ground floor and rooftops



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Northwest Street Elevation From Peabody St.

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Section
04.D

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2nd & Peabody
Nashville, Tennessee

Rendering Aerial One
From Second Ave

Concept Design
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Section
04.E

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Rendering Two
From 2nd Ave

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Section
04.F

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2nd & Peabody
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Rendering Three
From 3rd Ave

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Section
04.G

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Section 05: Site Plan and Development

05.A	Site Plan
05.B	Illustrative Site Plan
05.C	Traffic and Infrastructure Improvements
05.D	Lea Avenue Realignment Existing Conditions
05.E	Lea Avenue Realignment Proposed Realignment
05.F	Lea Avenue Realignment Open Space Allocation
05.G	Circulation & Access
05.H	Publicly Accessible Open Space
05.I	2nd & Peabody- Internal Open Space Activation & Entry
05.J	Pervious Surface At Ground Level
05.K	Commuinity Park- Third and Peabody
05.L	Rendering
05.M	Corner Of 2nd & Peabody- Internal Open
05.N	Rendering
05.O	Park At Third & Lea
05.P	Rendering
05.Q	2nd and Lea
05.R	Park
05.S	Rendering
05.T	Rendering
05.U	Rendering
05.V	Rendering
05.W	Rendering
05.X	Rendering
05.Y	3rd Avenue Street Section
05.Z	Lea Avenue Street Section
05.AA	2nd Avenue Street Section
05.AB	Peabody Street Section

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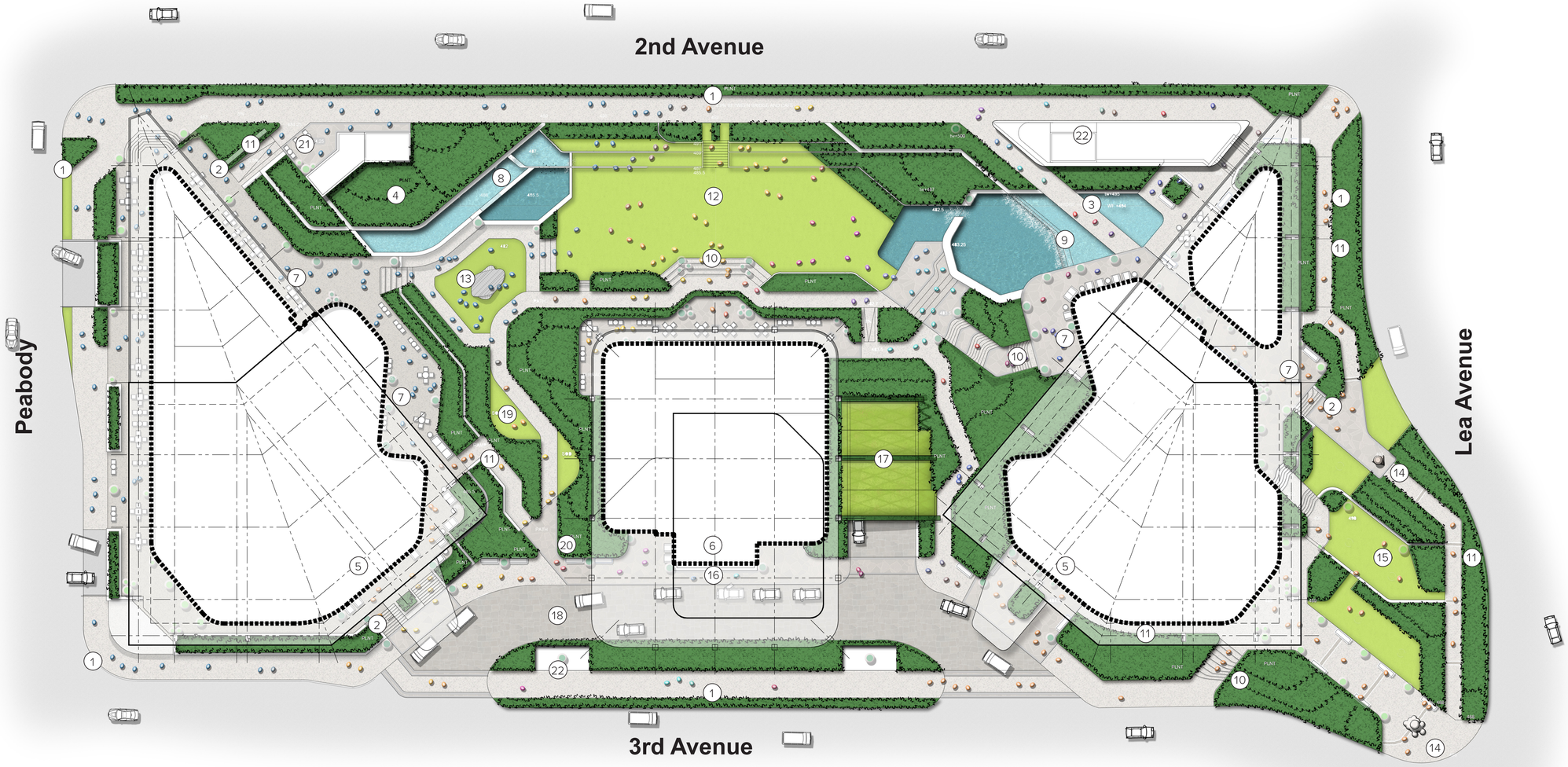
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Site Plan
Scale: 1" = 20'-0"

LEGEND

1. PERIMETER WALK
2. CONNECTION TO TERRACE
3. FEATURE BRIDGE
4. TERRACED LANDSCAPE BUFFER
5. MIXED USE BUILDING
6. HOTEL
7. TERRACE / BREAKOUT AREA
8. TERRACED FOCAL WATER FEATURE
9. WATER FALL
10. STEP, TYPICAL
11. RAMP, TYPICAL
12. SLOPED GREAT LAWN
13. PLAY/ INTERACTIVE SCULPTURE
14. SCULPTURE FOCAL POINT
15. TERRACE LANDSCAPE BOSQUE + SEATING AREA
16. ARRIVAL WATER FEATURE
17. GREEN ROOF GARAGE ENTRY COVERING
18. VEHICULAR DROP-OFF
19. SOD, TYPICAL
20. SHRUBS, TYPICAL
21. CAFE
22. GARAGE VENTS, TYPICAL

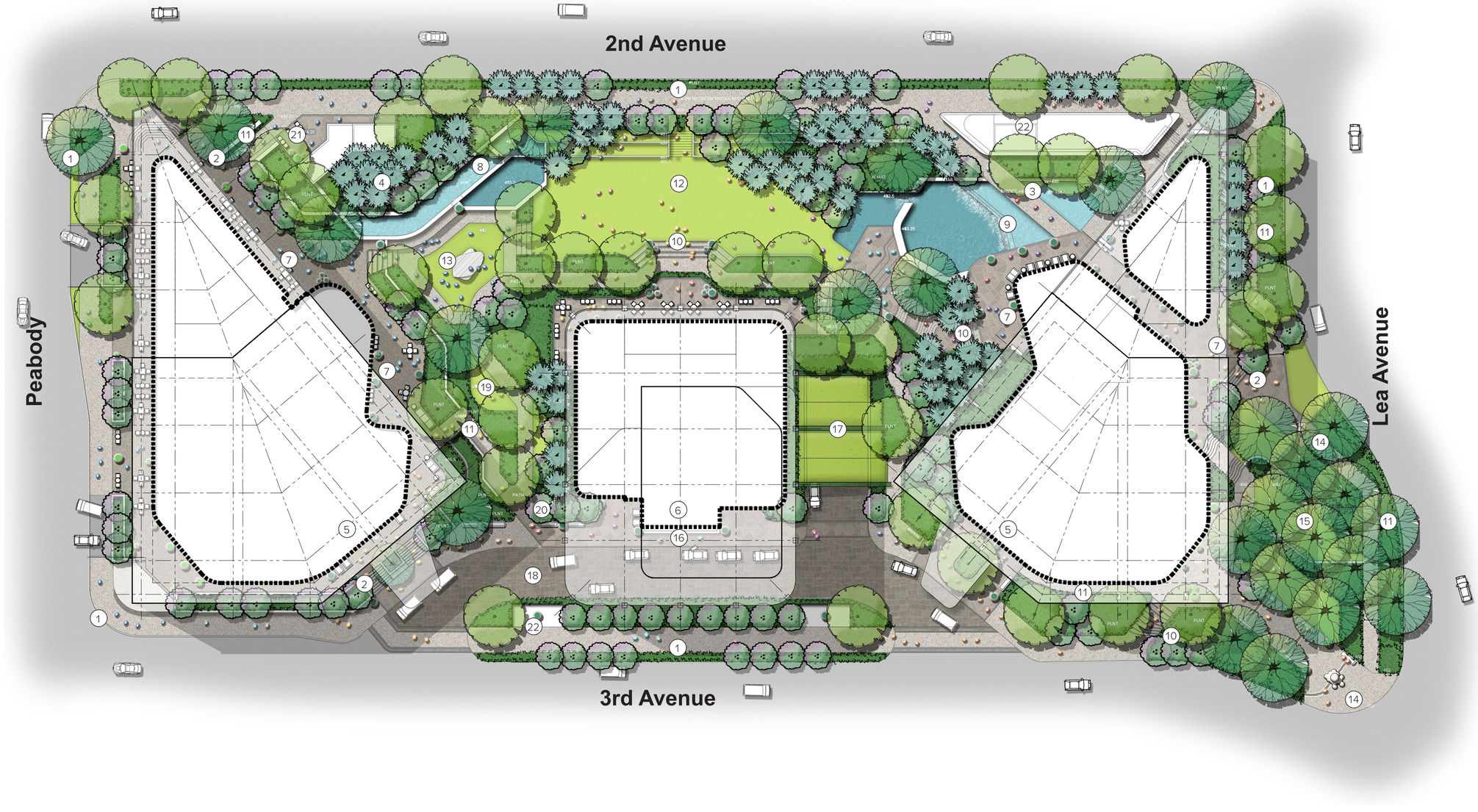
SCALE: 1" = 20'
0 20' 40'

Concept Design
27 July 2021

Section
05.A

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2nd & Peabody
Nashville, Tennessee

Illustrative Site Plan
Scale: 1" = 20'-0"

LEGEND

1. PERIMETER WALK
2. CONNECTION TO TERRACE
3. FEATURE BRIDGE
4. TERRACED LANDSCAPE BUFFER
5. MIXED USE BUILDING
6. HOTEL
7. TERRACE / BREAKOUT AREA
8. TERRACED FOCAL WATER FEATURE
9. WATER FALL
10. STEP, TYPICAL
11. RAMP, TYPICAL
12. SLOPED GREAT LAWN
13. PLAY/ INTERACTIVE SCULPTURE
14. SCULPTURE FOCAL POINT
15. TERRACE LANDSCAPE BOSQUE + SEATING AREA
16. ARRIVAL WATER FEATURE
17. GREEN ROOF GARAGE ENTRY COVERING
18. VEHICULAR DROP-OFF
19. SOD, TYPICAL
20. SHRUBS, TYPICAL
21. CAFE
22. GARAGE VENTS, TYPICAL

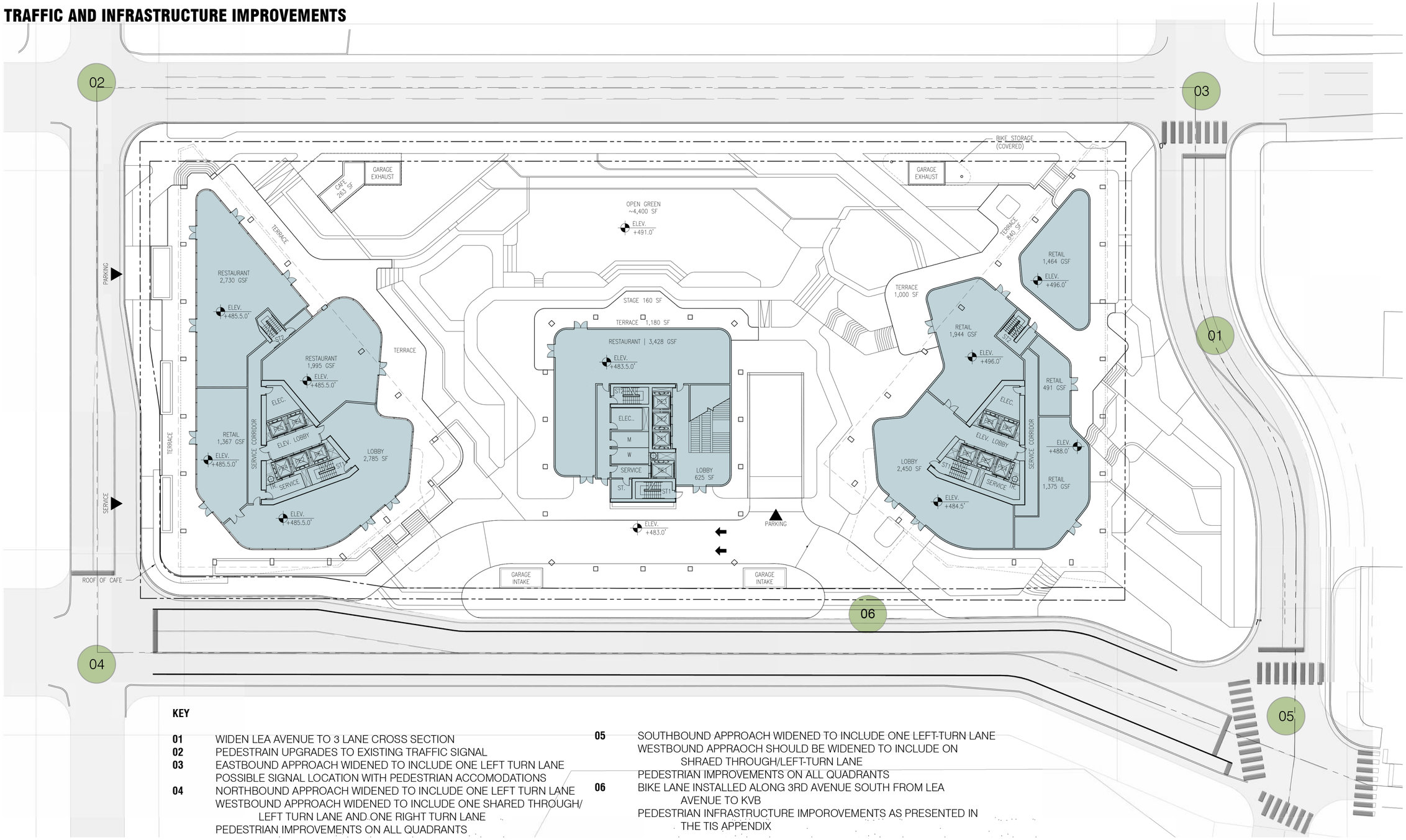
SCALE: 1" = 20'
0 20' 40'

Concept Design
27 July 2021

Section
05.B

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TRAFFIC AND INFRASTRUCTURE IMPROVEMENTS



KEY

01 WIDEN LEA AVENUE TO 3 LANE CROSS SECTION

02 PEDESTRAIN UPGRADES TO EXISTING TRAFFIC SIGNAL

03 EASTBOUND APPROACH WIDENED TO INCLUDE ONE LEFT TURN LANE
POSSIBLE SIGNAL LOCATION WITH PEDESTRIAN ACCOMODATIONS

04 NORTHBOUND APPROACH WIDENED TO INCLUDE ONE LEFT TURN LANE
WESTBOUND APPROACH WIDENED TO INCLUDE ONE SHARED THROUGH/ LEFT TURN LANE AND ONE RIGHT TURN LANE
PEDESTRIAN IMPROVEMENTS ON ALL QUADRANTS

05 SOUTHBOUND APPROACH WIDENED TO INCLUDE ONE LEFT-TURN LANE
WESTBOUND APPRAOCH SHOULD BE WIDENED TO INCLUDE ON SHRAED THROUGH/LEFT-TURN LANE
PEDESTRIAN IMPROVEMENTS ON ALL QUADRANTS

06 BIKE LANE INSTALLED ALONG 3RD AVENUE SOUTH FROM LEA AVENUE TO KVB
PEDESTRIAN INFRASTRUCTURE IMPOROVEMENTS AS PRESENTED IN THE TIS APPENDIX

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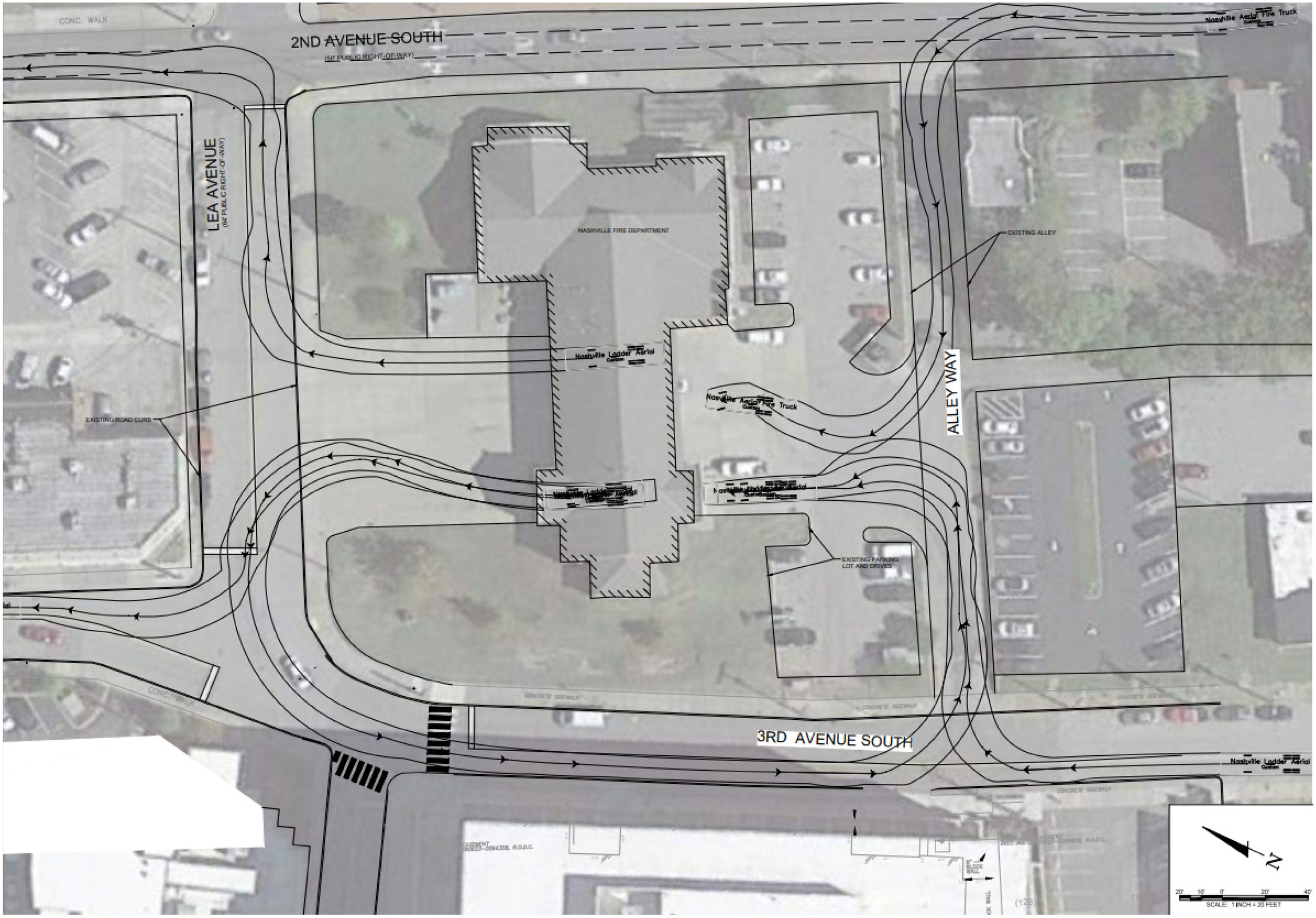
2nd & Peabody
Nashville, Tennessee

Traffic and Infrastructure Improvements
Scale: None

Concept Design
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Section
05.C

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2nd & Peabody
Nashville, Tennessee

Lea Avenue Realignment
Existing Conditions
Scale: None

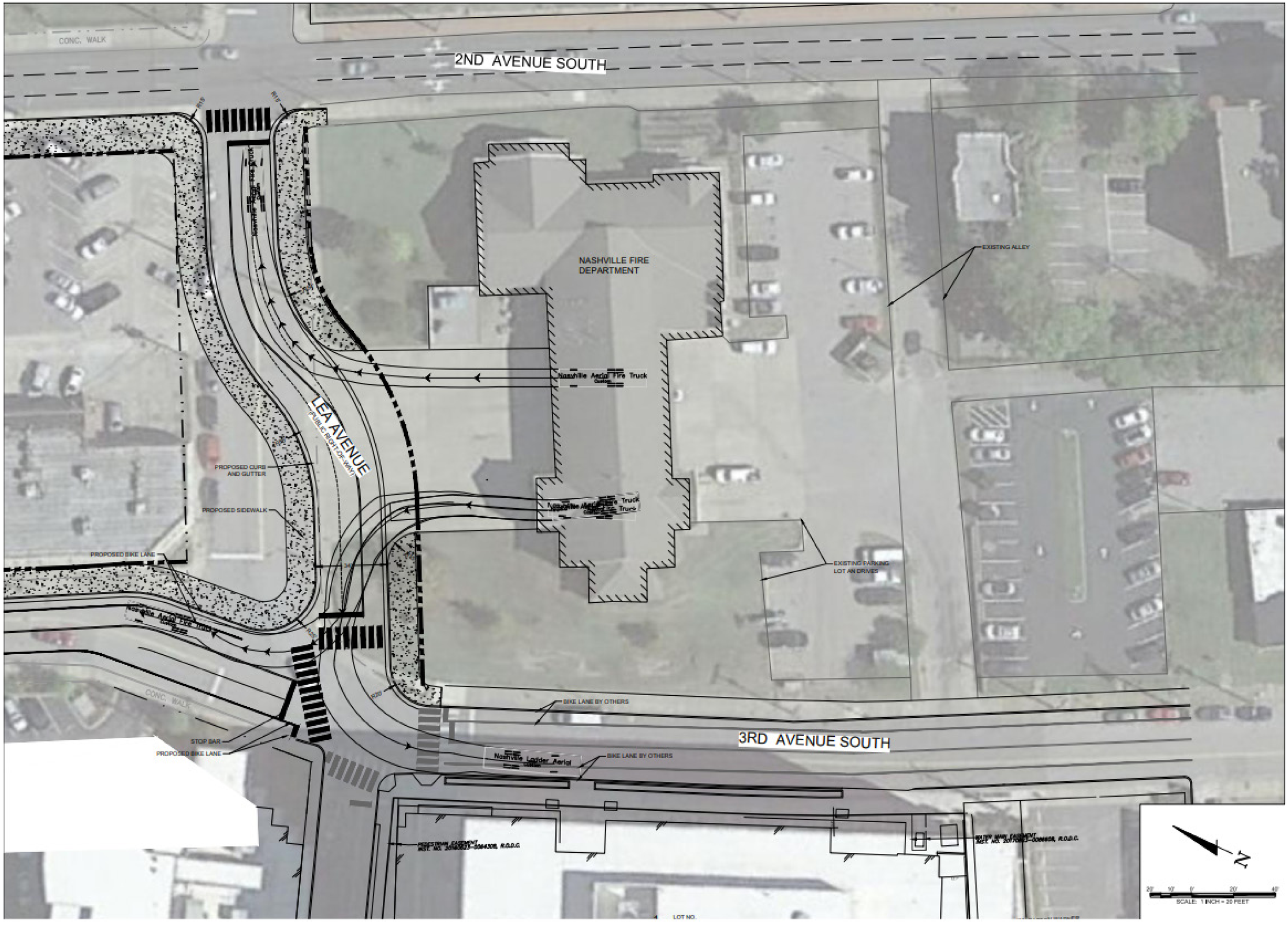
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2nd & Peabody

Nashville, Tennessee

Lea Avenue Realignment
Proposed Realignment

Scale: None

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Section
05.E

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CONC. WALK

2ND AVENUE SOUTH

9 FT ROW Dedication

LEA AVENUE
(66' PUBLIC RIGHT-OF-WAY)

NASHVILLE FIRE DEPARTMENT

EXISTING ALLEY

Public or Private
Owned Park Property

Privately Maintained
with Public Access
Easement

0.11 AC

ROW Dedication

LEA AVENUE
(66' PUBLIC RIGHT-OF-WAY)

Proposed 60 FT
ROW per MCSP

0.16 AC

5 FT ROW Dedication

EXISTING PARKING
LOT AN DRIVES

CONC. WALK

3RD AVENUE SOUTH

PEDESTRIAN EASEMENT
INST. NO. 20160825-0044308, R.O.D.C.

WATER MAIN EASEMENT
INST. NO. 20170803-0086608, R.O.D.C.

LOT NO.

N

20' 10' 0' 20' 40'
SCALE: 1 INCH = 20 FEET

2nd & Peabody
Nashville, Tennessee

Lea Avenue Realignment
Open Space Allocation
Scale: None

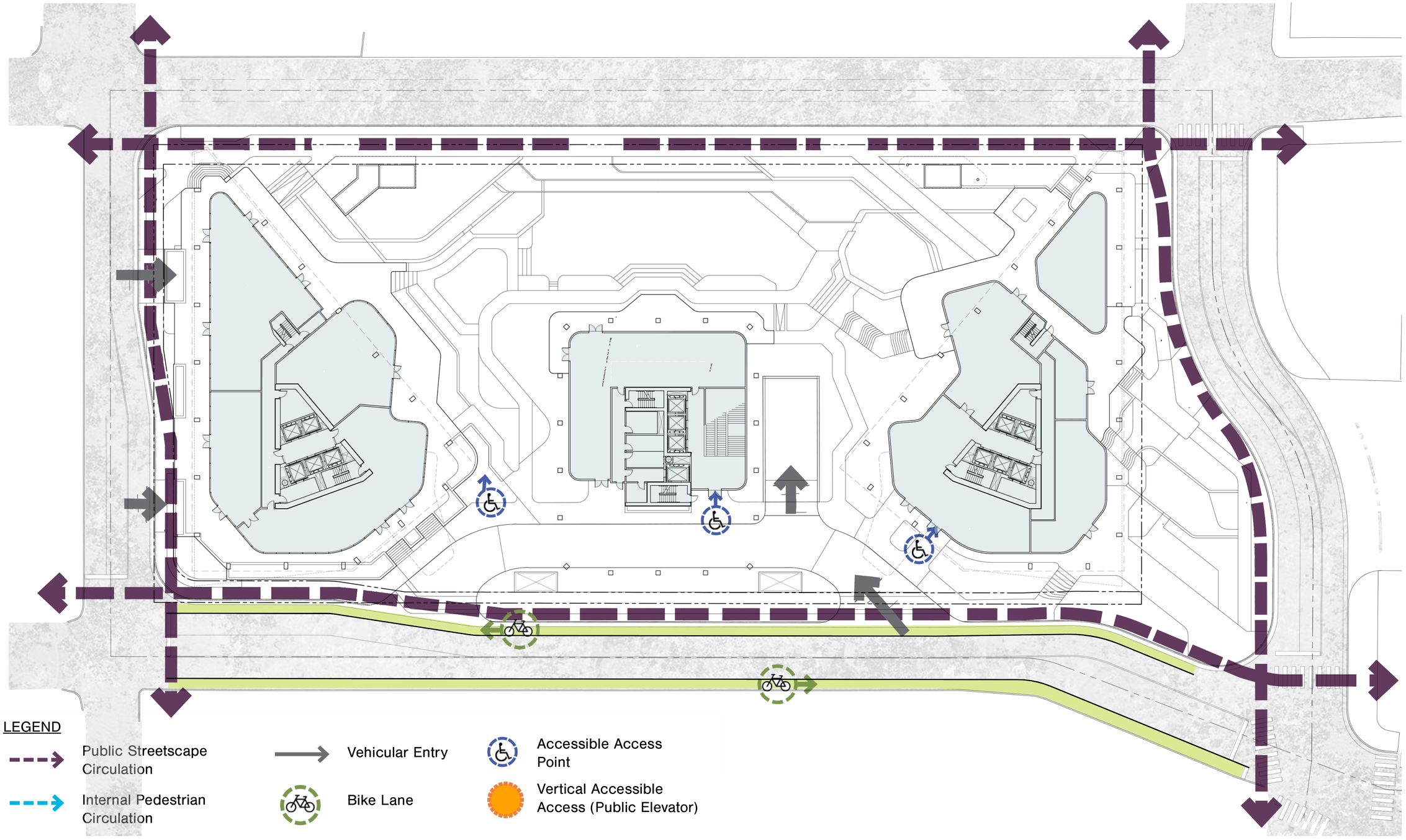
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CIRCULATION& ACCESS

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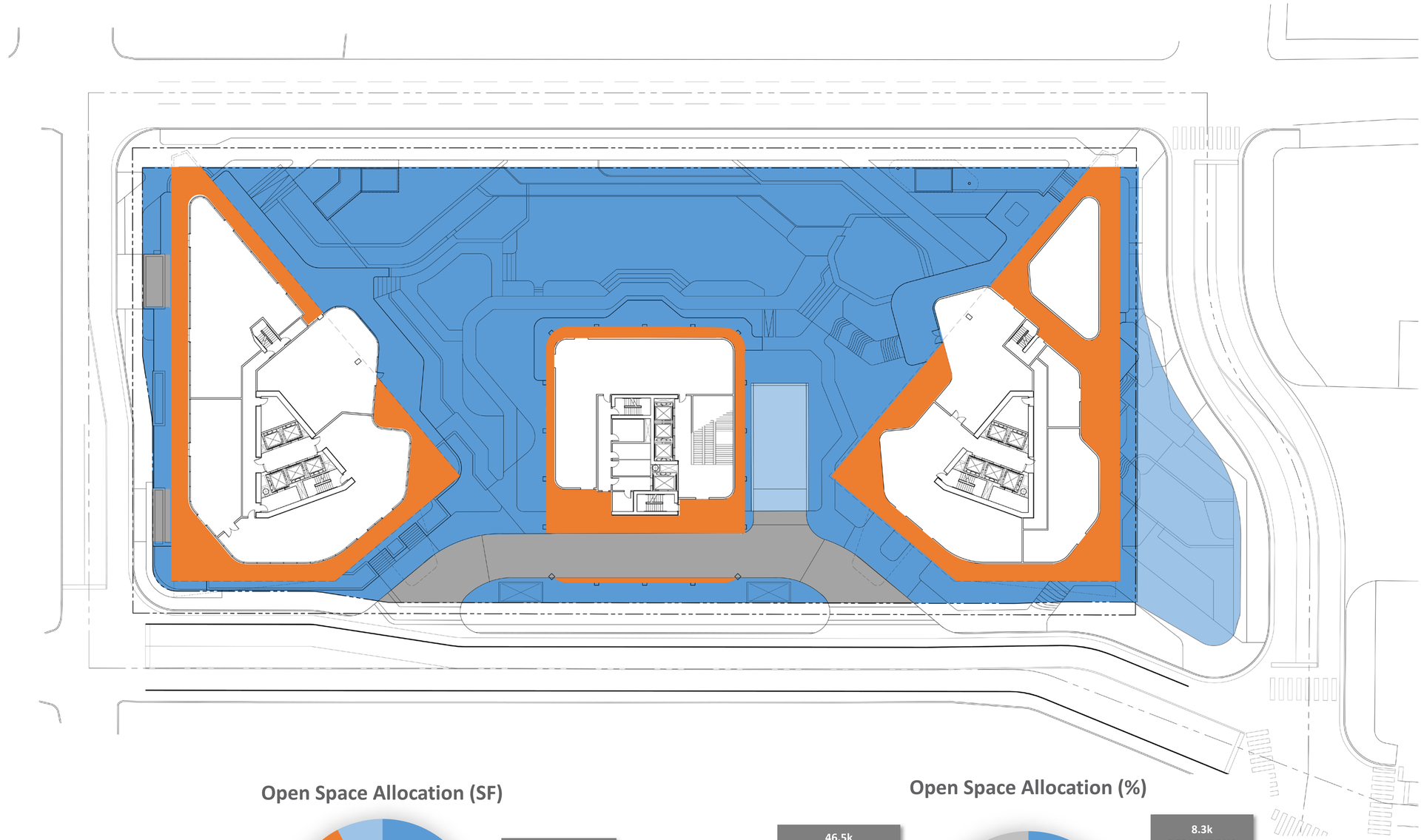
Circulation & Access
Scale: None

Concept Design
27 July 2021

Section
05.G

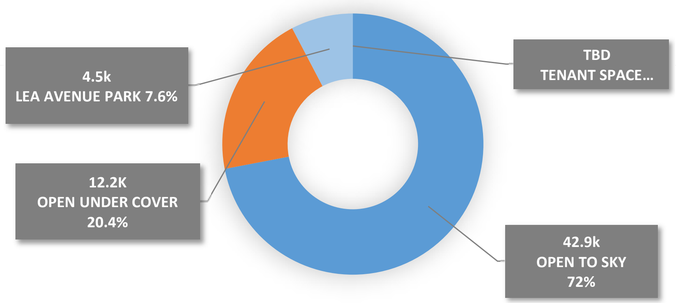
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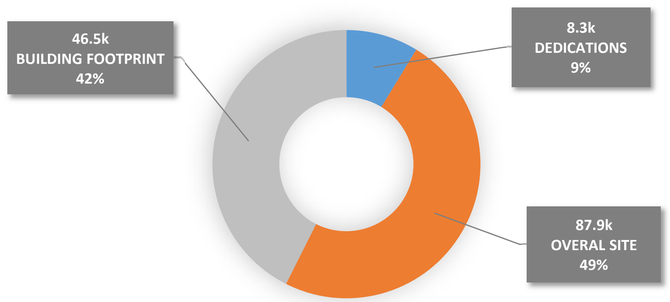
Open Space Allocation (SF)

TOTAL
59.7K
Square Feet



Open Space Allocation (%)

TOTAL
48%
Square Feet



2nd & Peabody
Nashville, Tennessee

Publicly Accessible Open Space
Scale: None

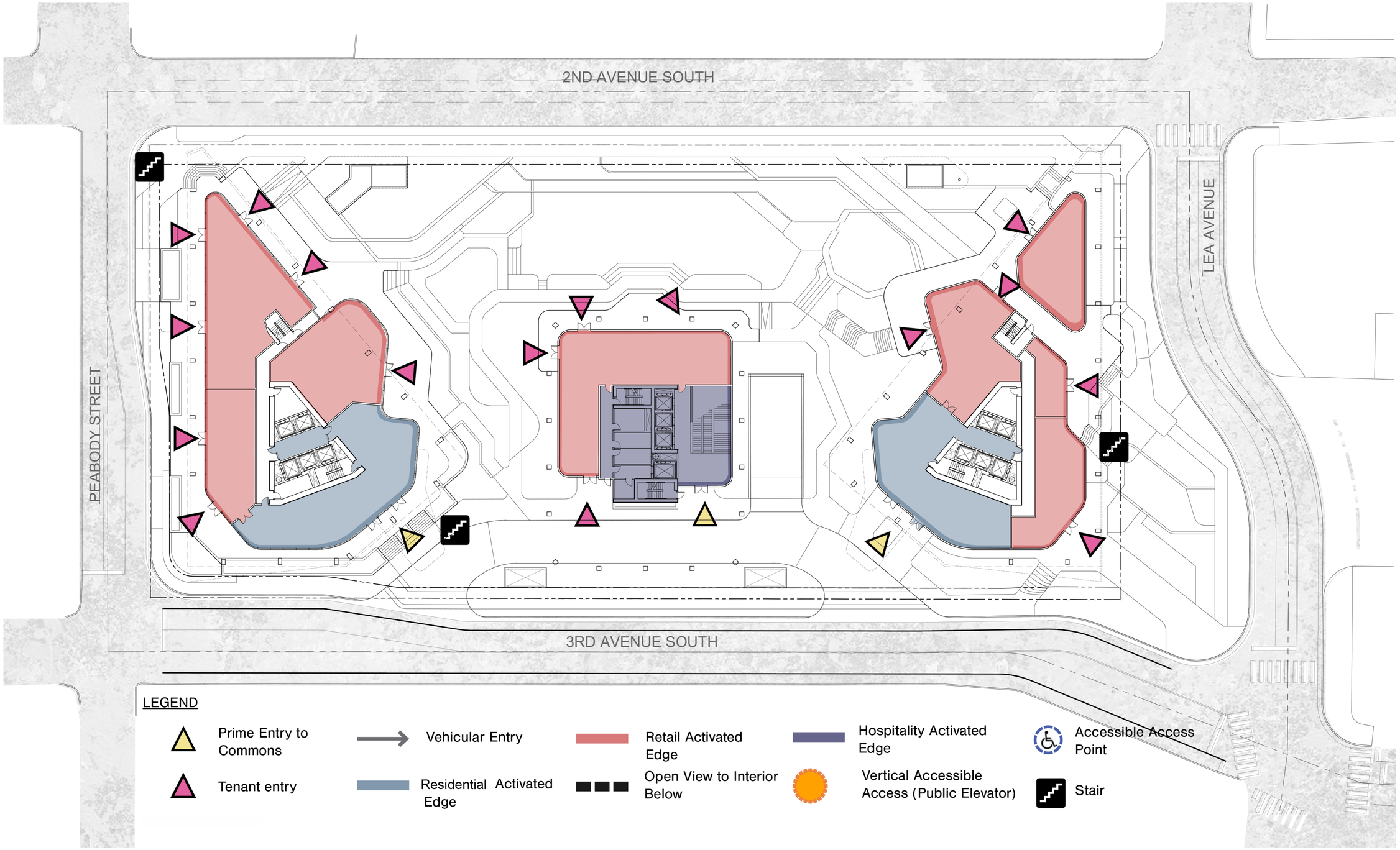
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2nd & Peabody
Nashville, Tennessee

2nd & Peabody- Internal Open Space Activation and Entry Points
Scale: 1" = 40'-0"

Concept Design
27 July 2021

Section
05.I

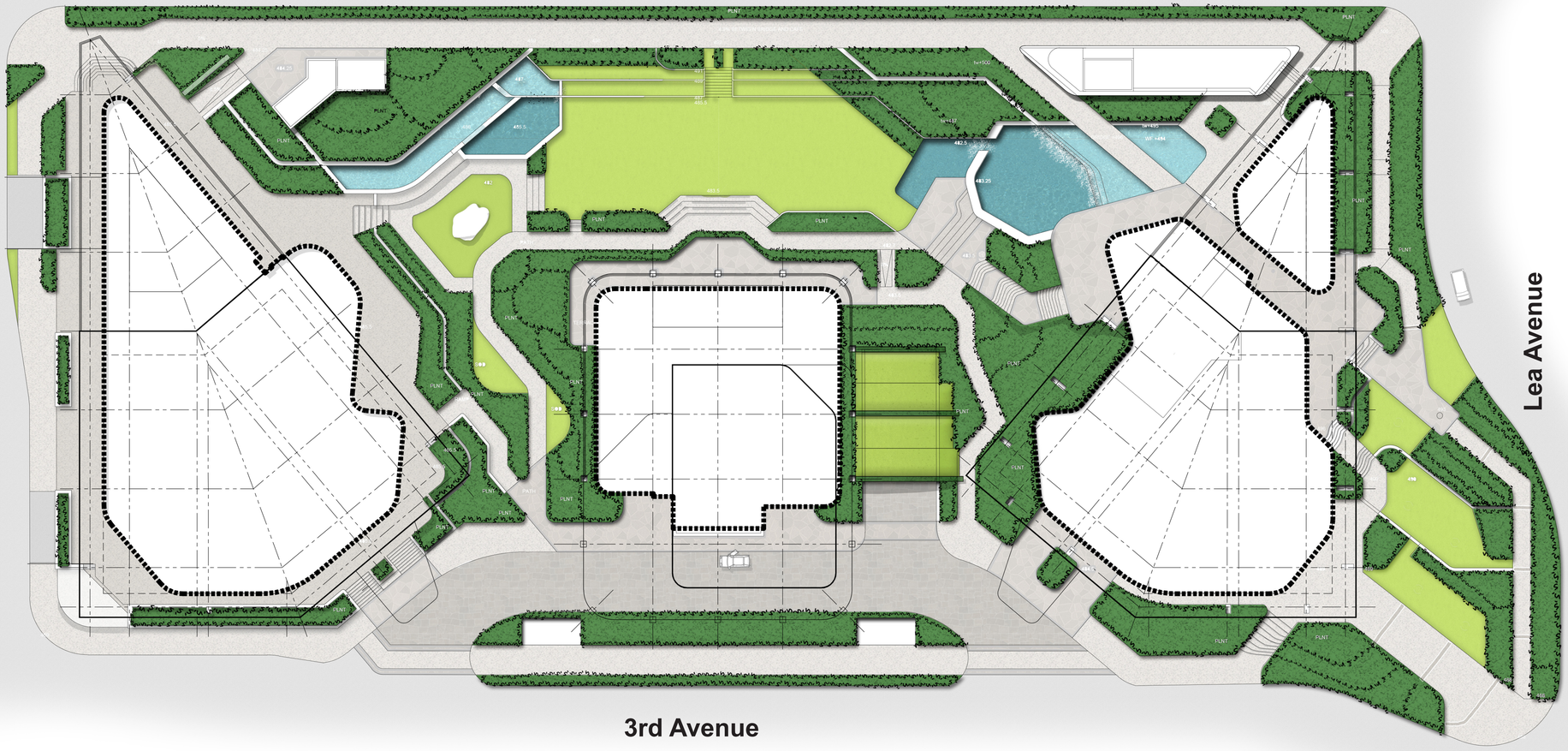
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2nd Avenue

Peabody

Lea Avenue



3rd Avenue

Pervious Landscape Area **+/-34,680sf**
(Includes green roof and at-grade landscape at ground level)

Green Roof Area **+/-1700sf**

Water Feature Area **+/-3200sf**

2nd & Peabody
Nashville, Tennessee

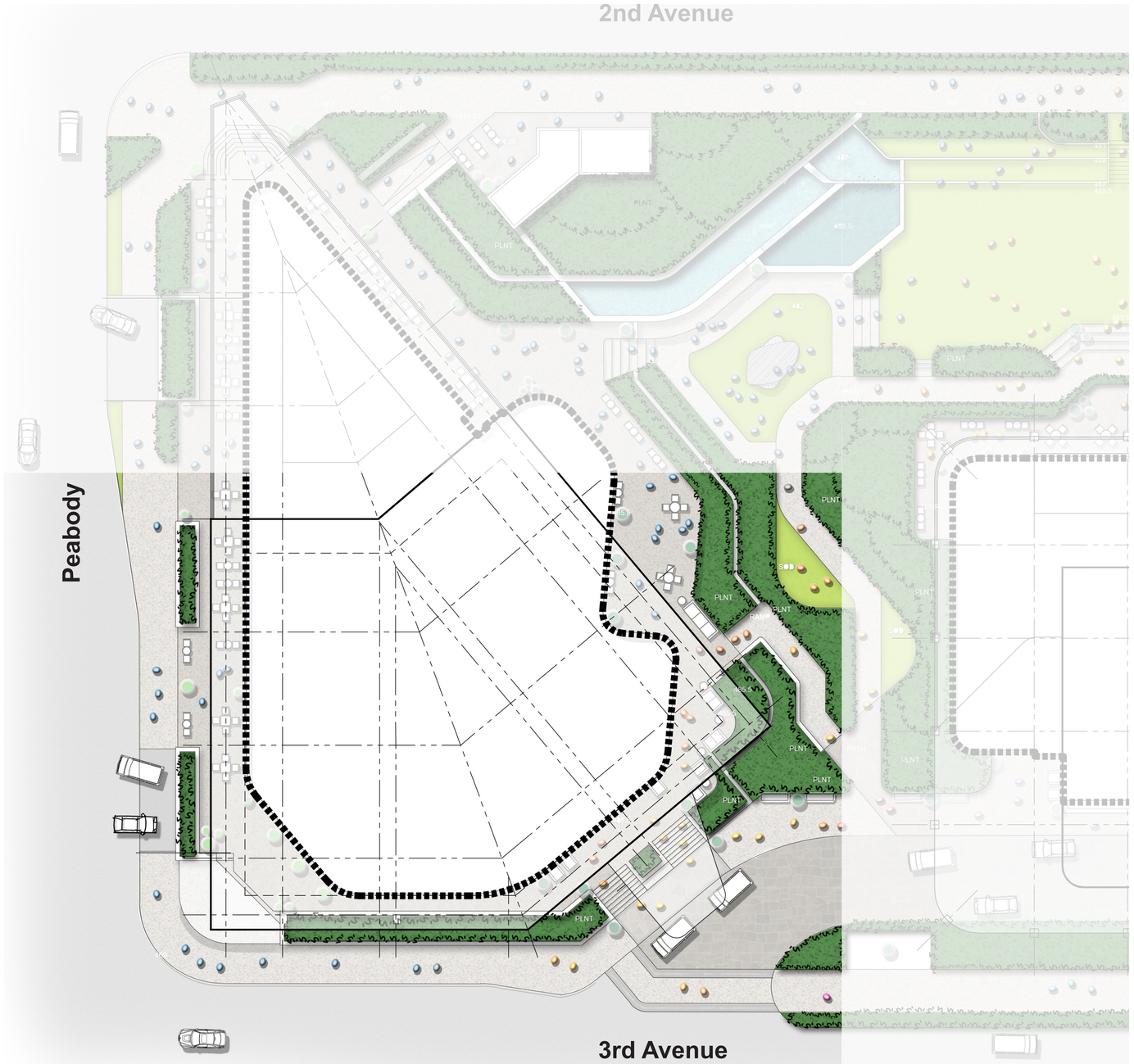
Previous Surface At Ground Level
Scale: None

Concept Design
27 July 2021

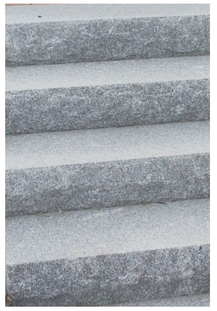
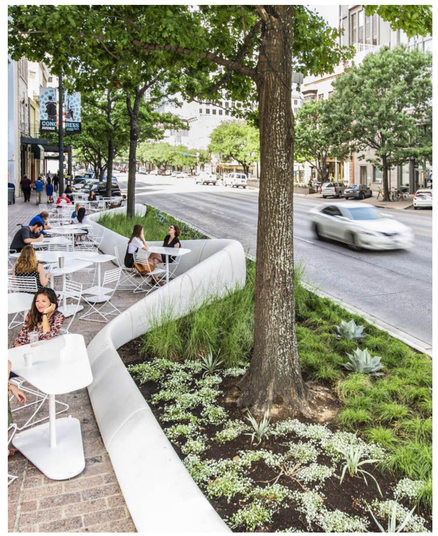
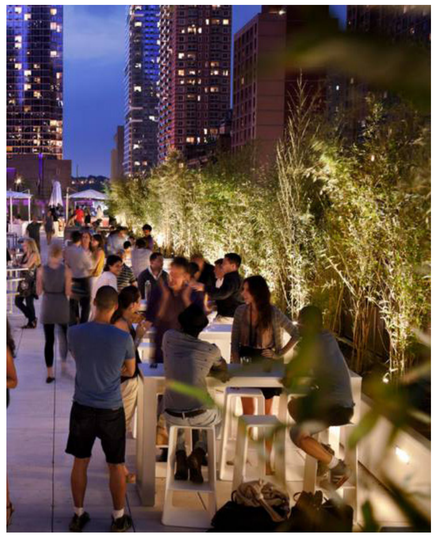
Section
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2nd & Peabody
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Community Park- Third & Peabody
Scale: None

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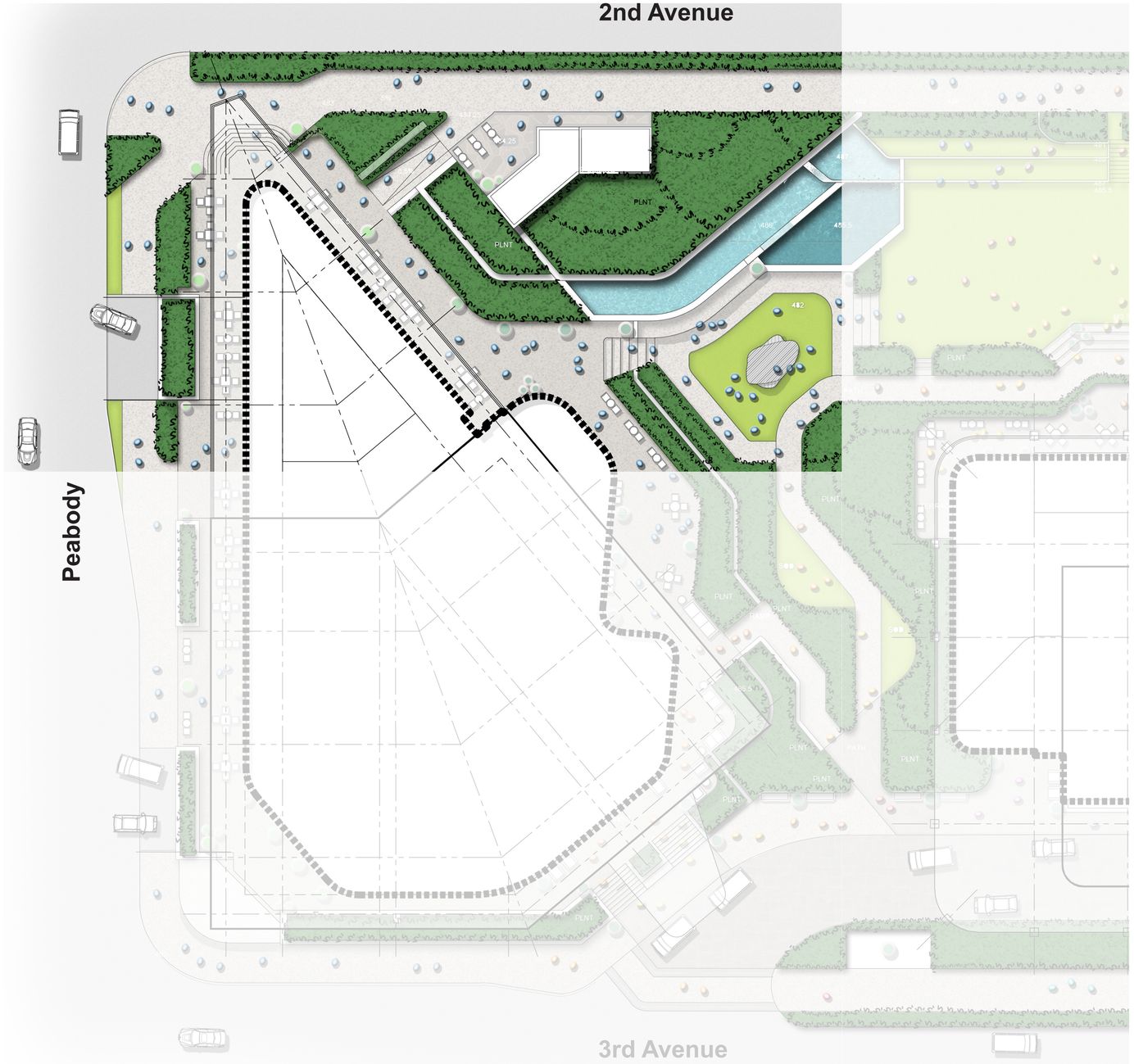
Rendering
Corner of 3rd and Peabody

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Section
05.L

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2nd & Peabody
Nashville, Tennessee

Corner Of 2nd & Peabody

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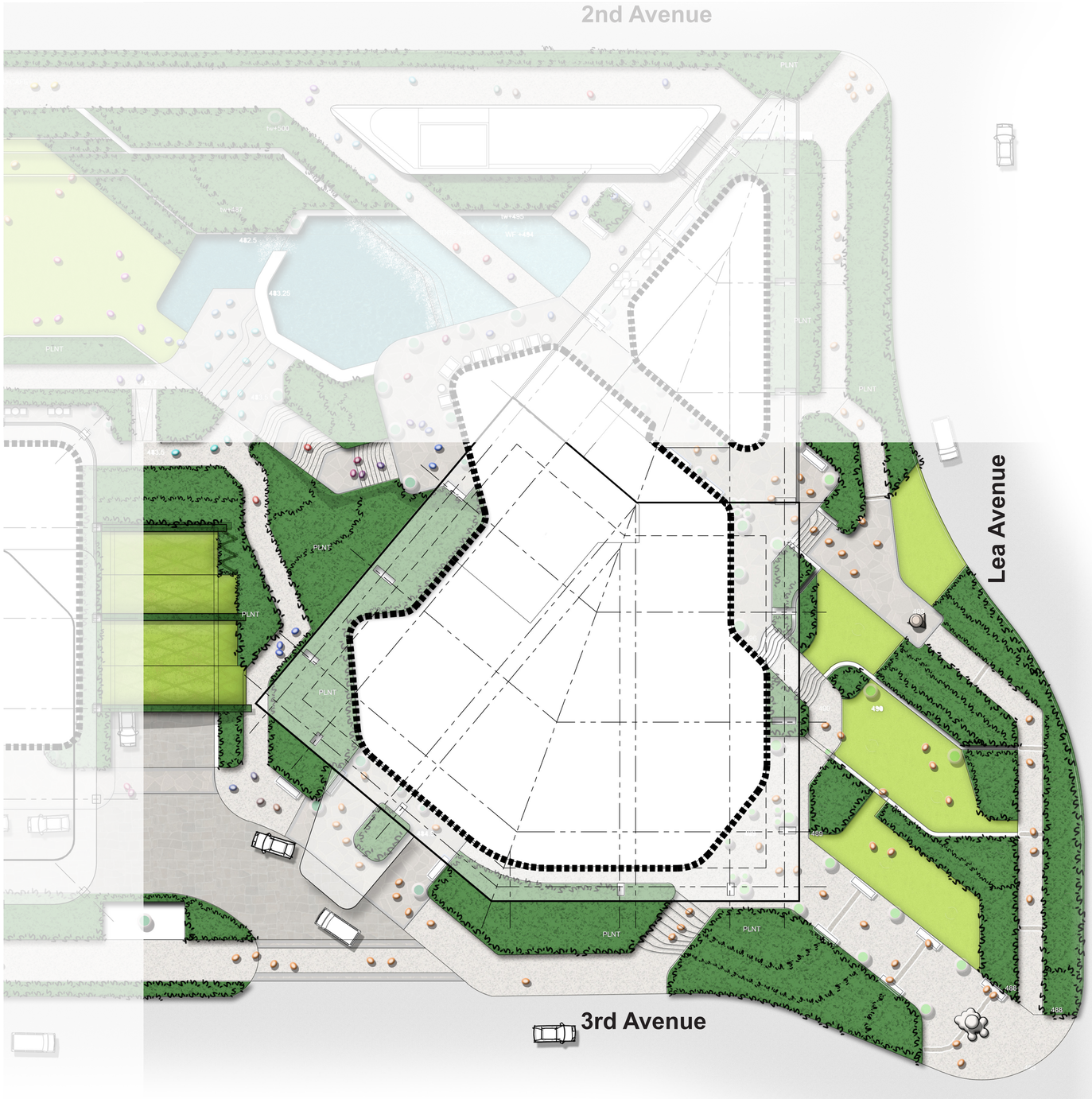
Rendering
Corner of 2nd and Peabody

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2nd & Peabody
Nashville, Tennessee

Park At Third & Lea

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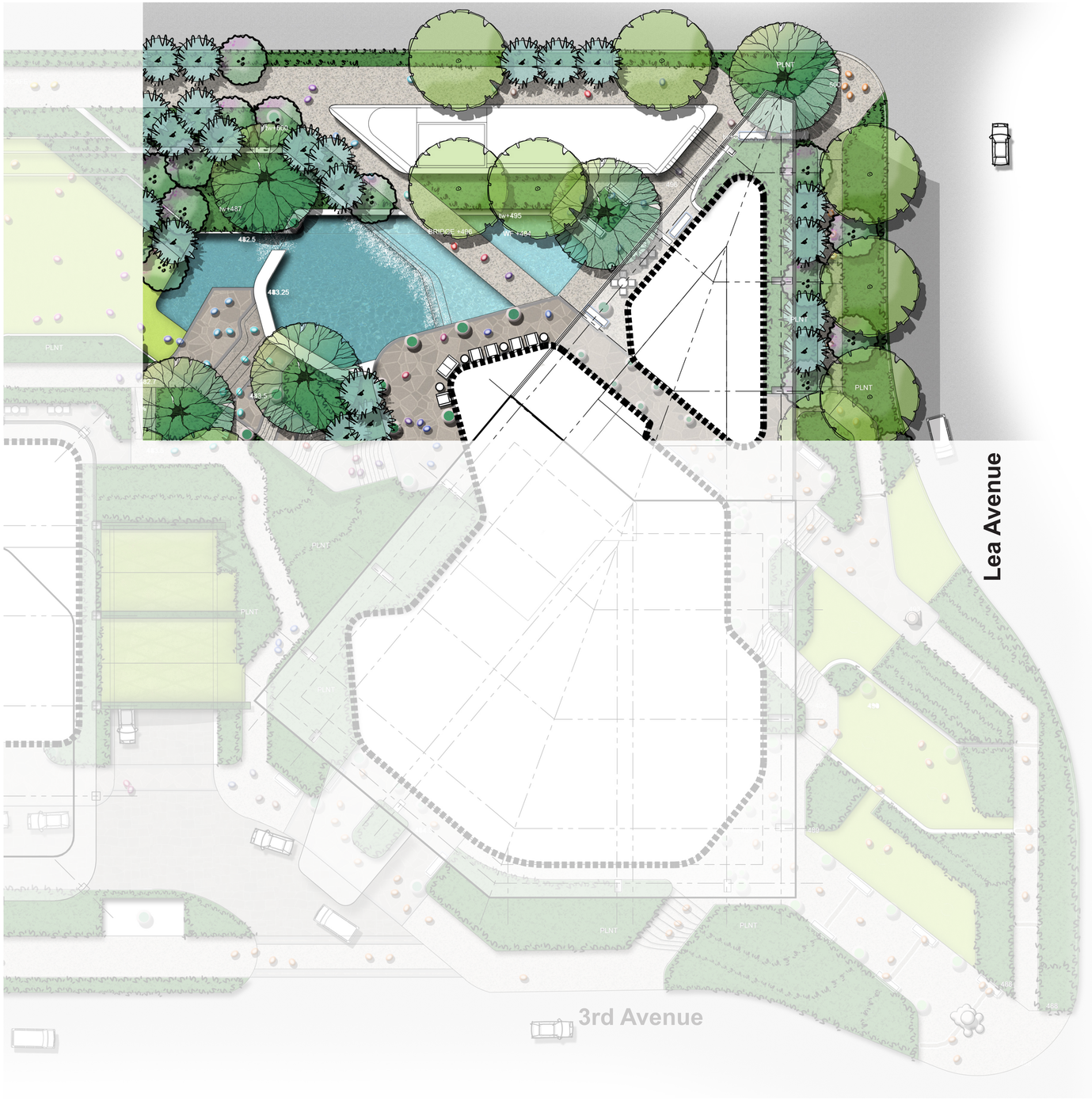
Rendering
Corner of 3rd and Lea

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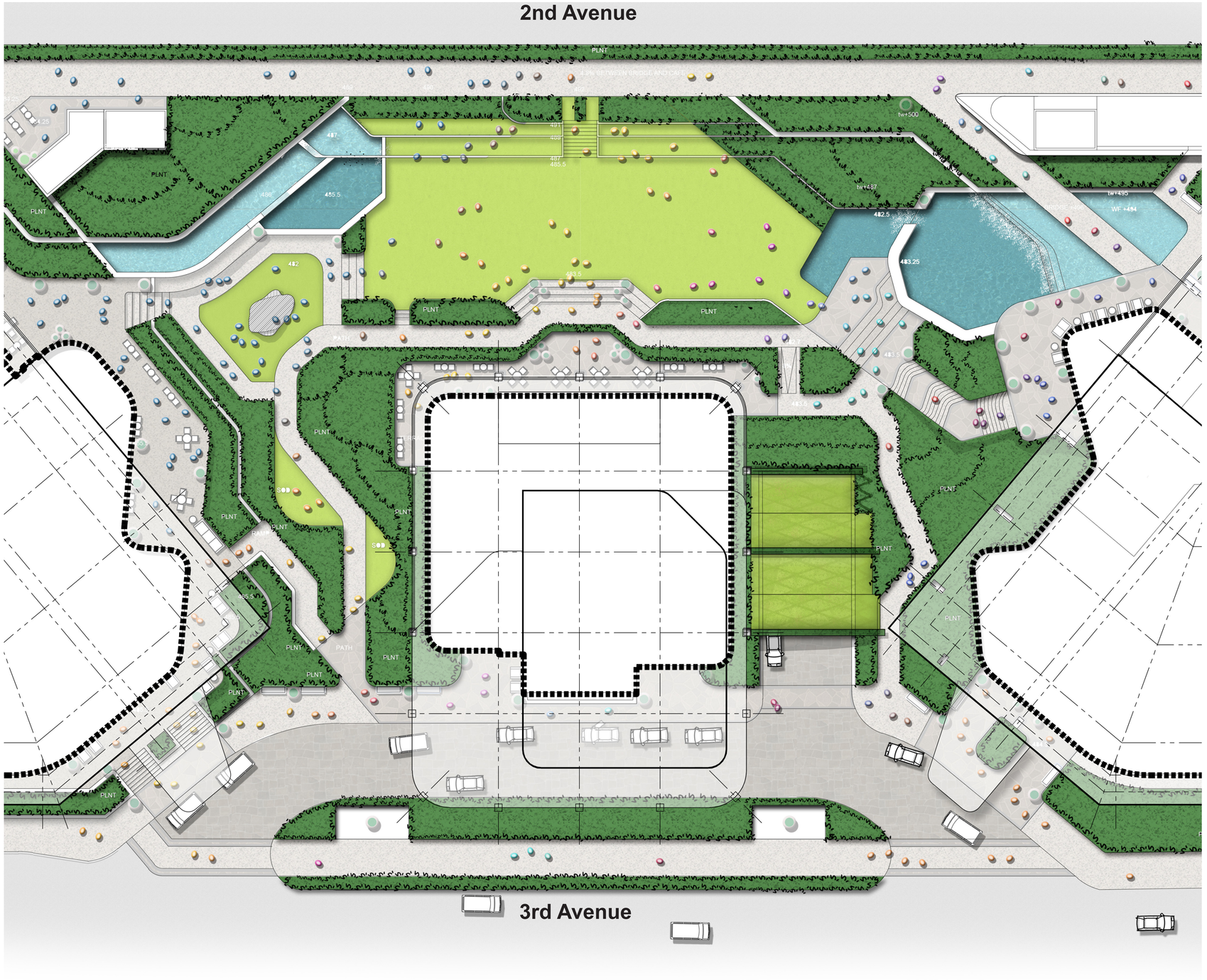
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PLNT
TW+496
NV+487
482.5
483.25
BRIDGE +486
TW+495
NF +484
PLNT
PLNT
PLNT

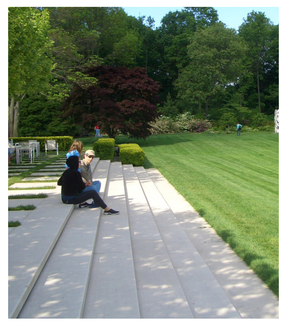
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2nd & Peabody
Nashville, Tennessee

Park

Concept Design
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Section
05.R

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2nd & Peabody
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Rendering
Park Facing East

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05.S

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2nd & Peabody
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Rendering
Park Facing North

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05.T

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Rendering
Park Facing North

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2nd & Peabody
Nashville, Tennessee

Rendering
Multifamily Dropoff

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05.V

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Rendering
Multifamily Dropoff

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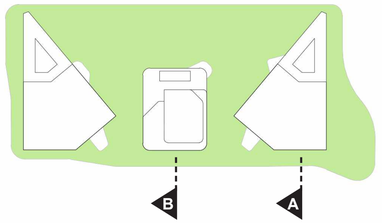
Rendering
Amenity Roof Top

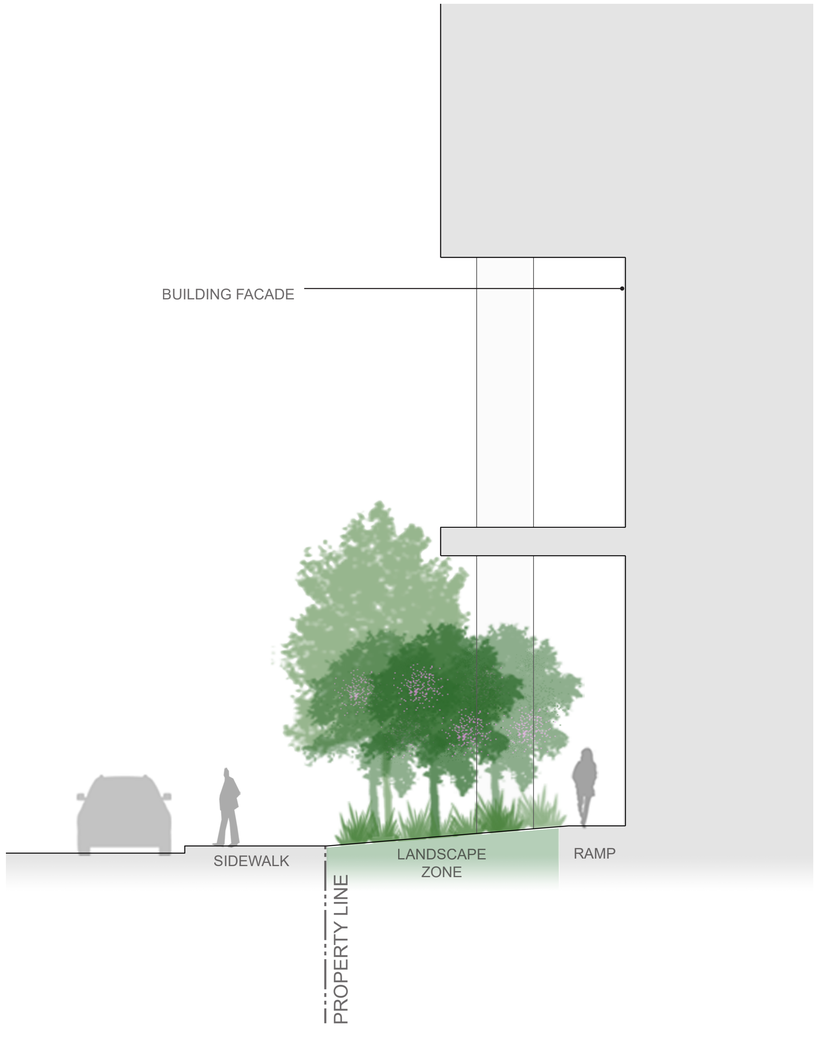
Concept Design
27 July 2021

Section
05.X

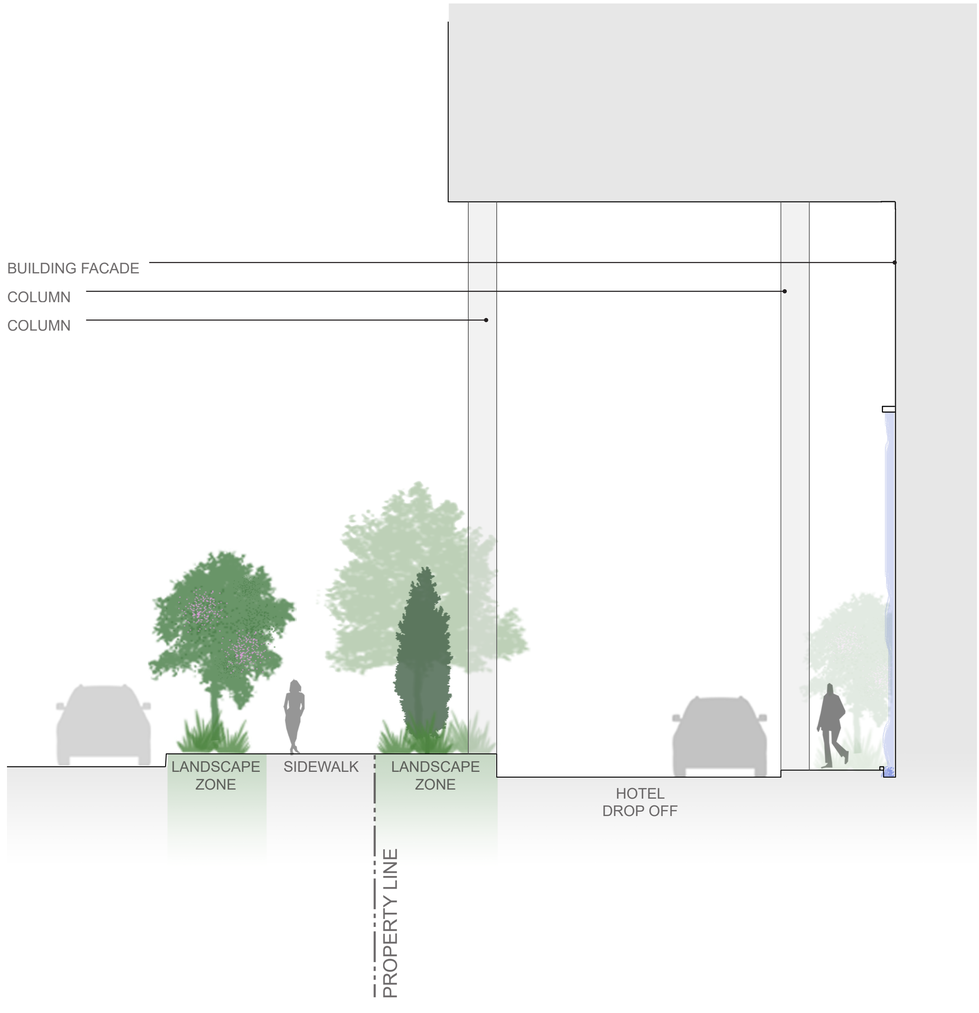
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Section A



Section B

2nd & Peabody
Nashville, Tennessee

3rd Avenue Street Sections

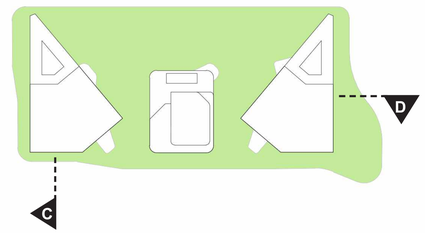
Concept Design
27 July 2021

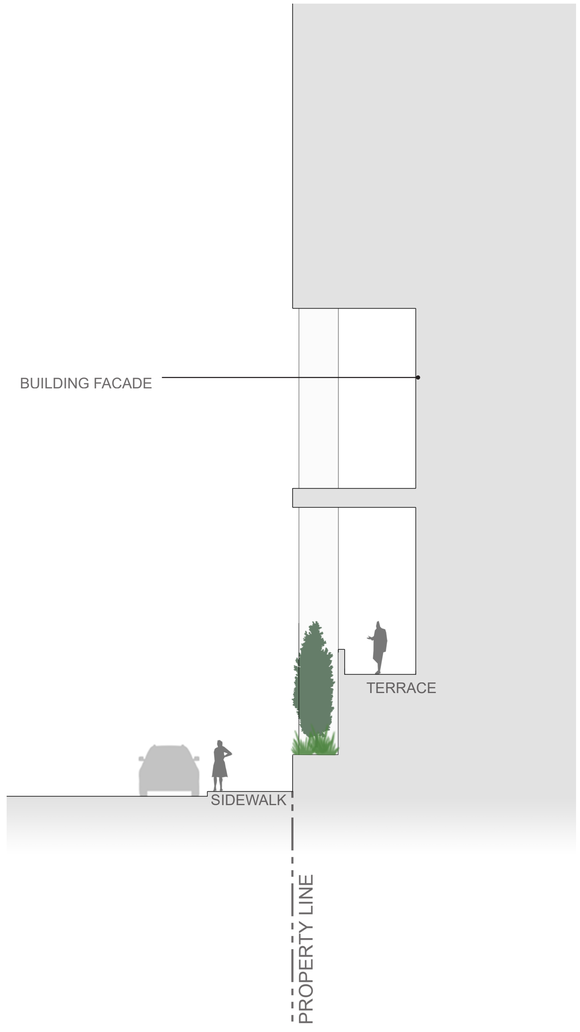
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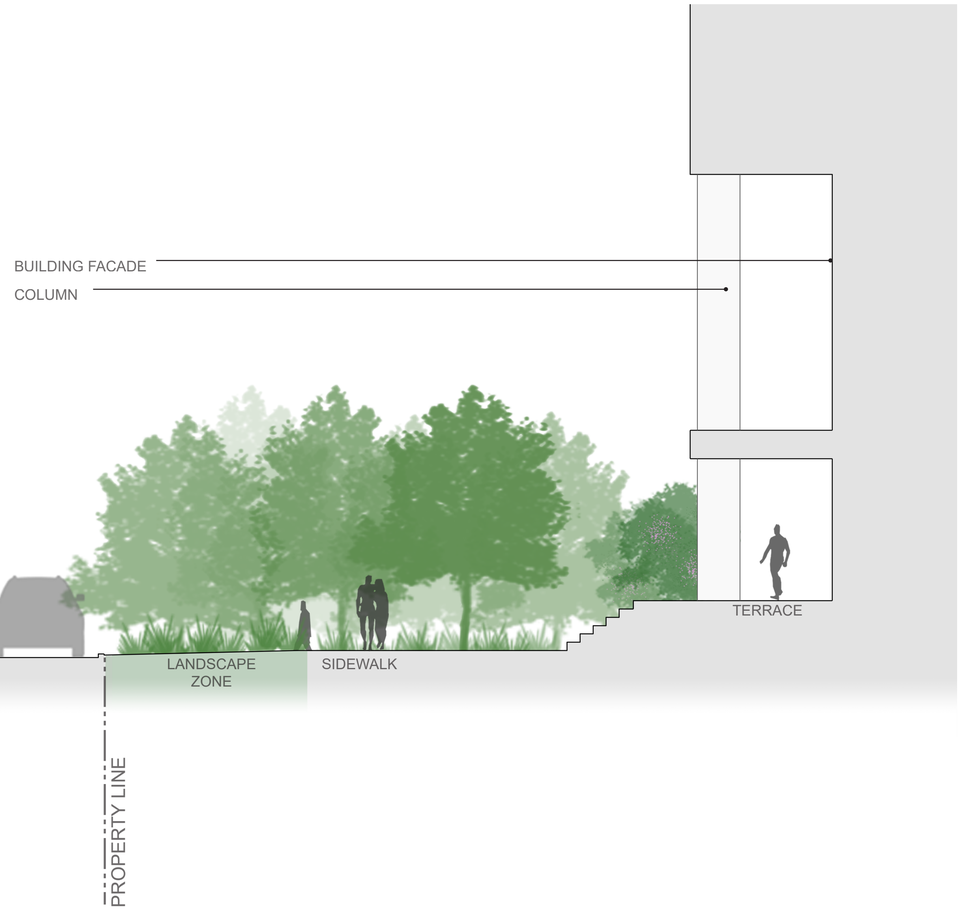
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Section C



Section D

2nd & Peabody
Nashville, Tennessee

Lea Avenue Street Section

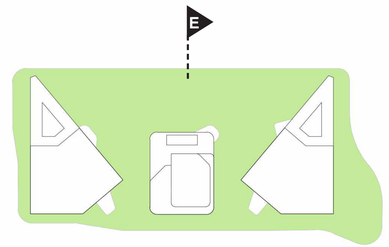
Concept Design
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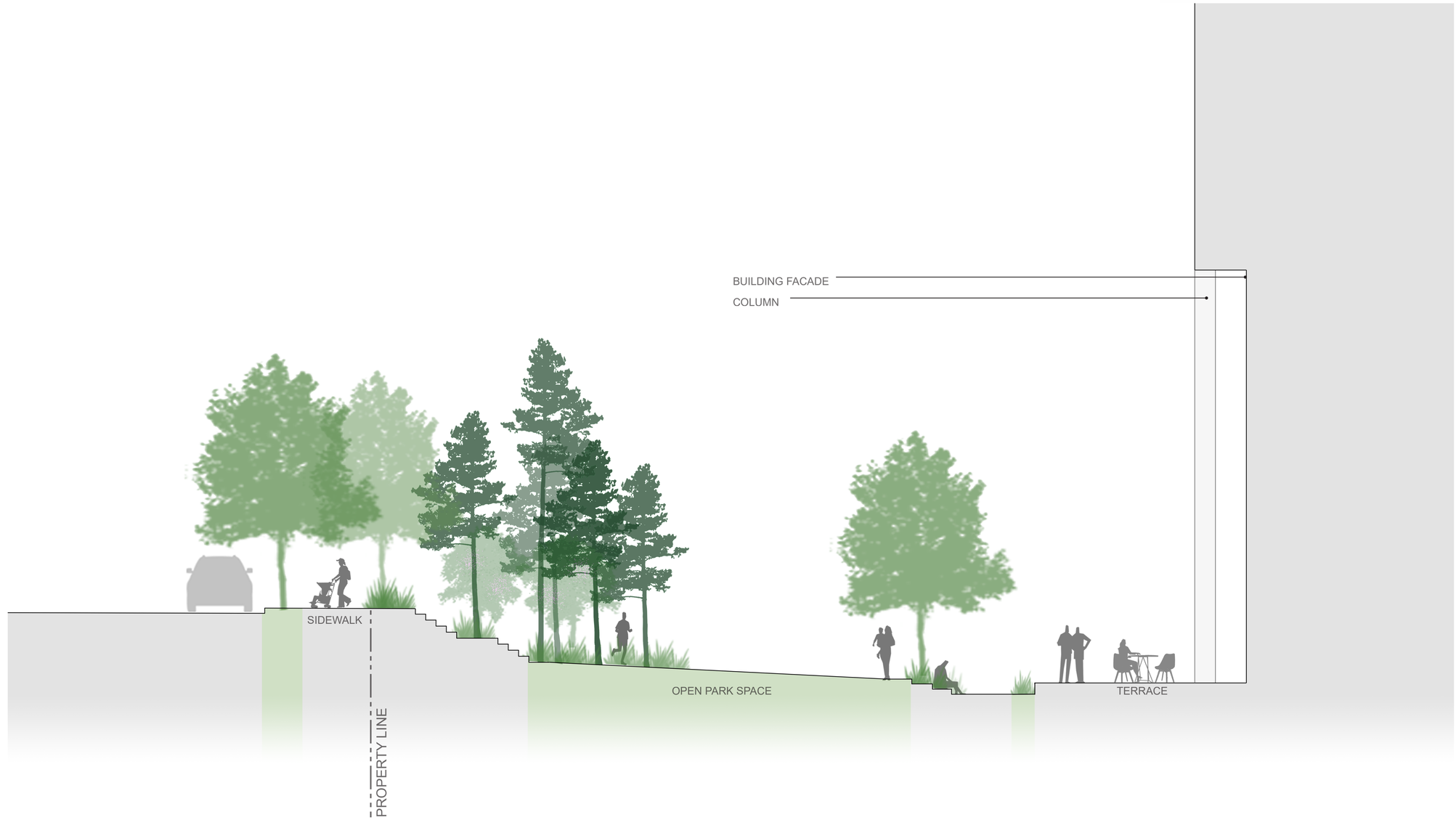
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Section E

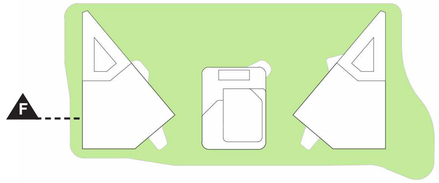
2nd & Peabody
Nashville, Tennessee

2nd Avenue Street Section

Concept Design
27 July 2021

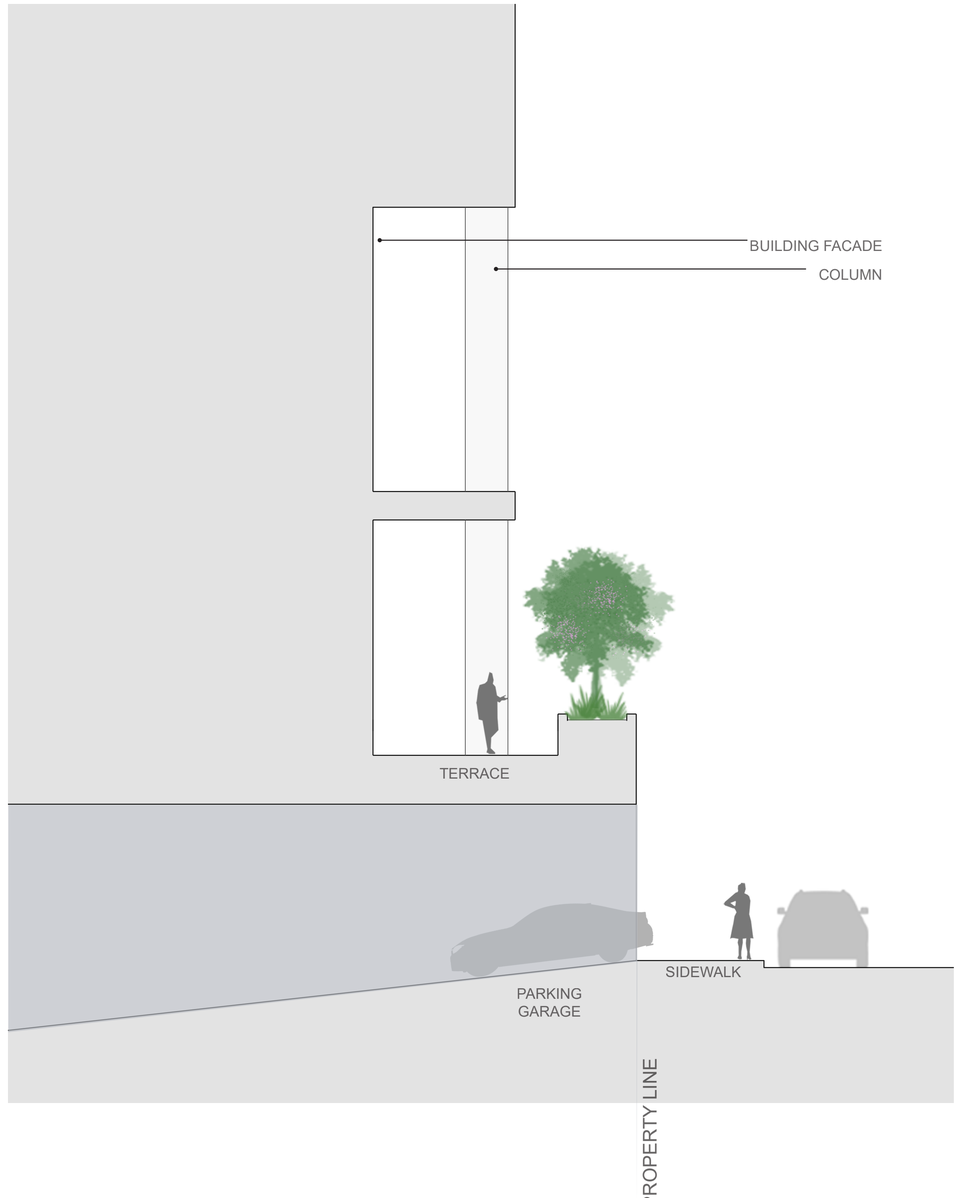
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05.AA

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Section F

2nd & Peabody
Nashville, Tennessee

Peabody Street Section

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Section
05.AB

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Section 06: Floor Plans

06.A	Level P5
06.B	Level P2-P4
06.C	Level P1
06.D	Level 1
06.E	Level 2
06.F	Levels 3-7
06.G	Levels 8-14
06.H	Level 15-18
06.I	Level 19
06.J	Level 20
06.K	Levels 21-29
06.L	Level 30-31
06.M	Level 32
06.N	Level 33
06.O	Level 34-35
06.P	Level 36
06.Q	Mechanical/Roof
06.R	Roof Plan

CUBE 3

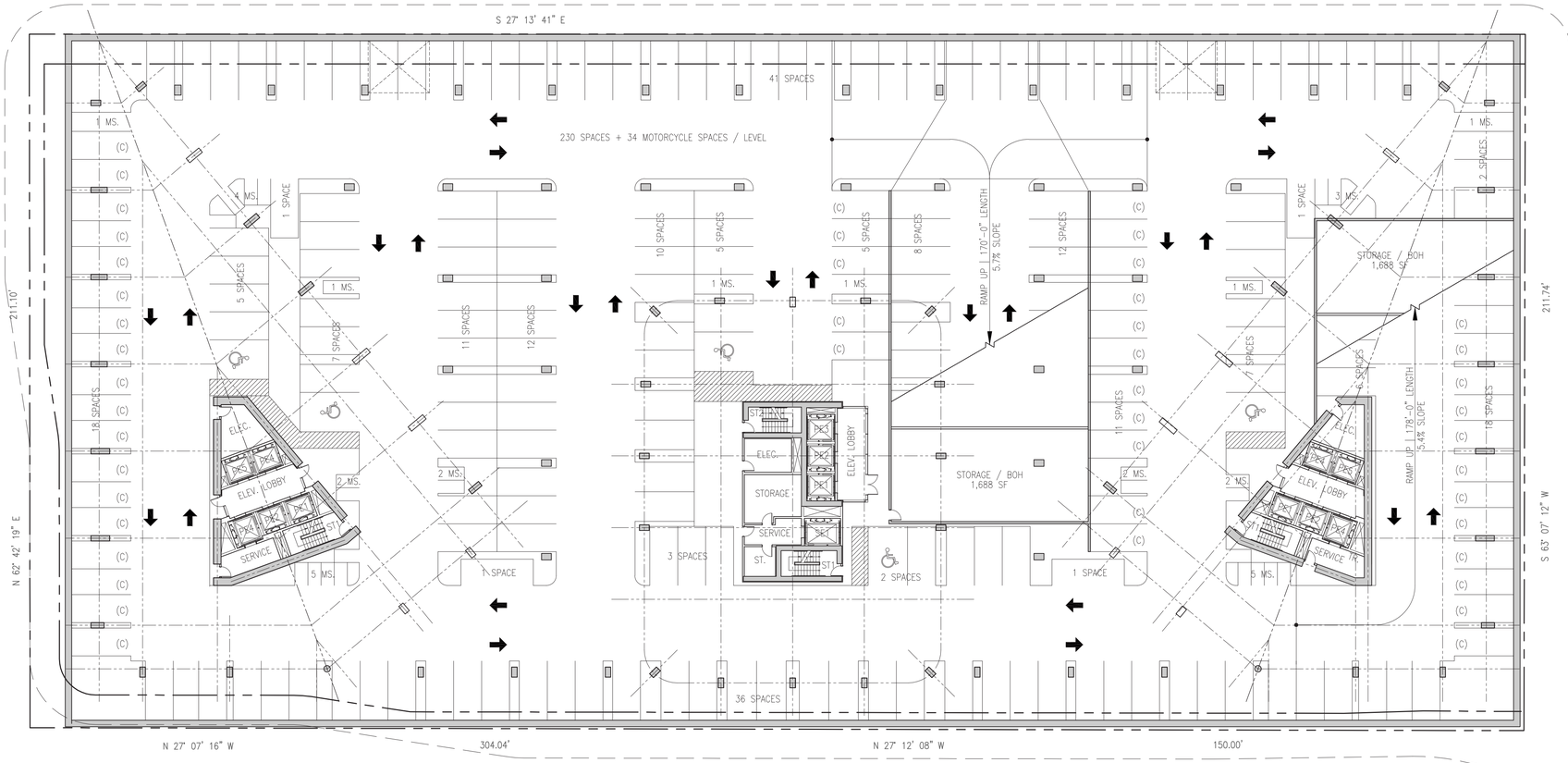
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Nashville, Tennessee

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2nd & Peabody
Nashville, Tennessee

Level P5
Scale: 3/64"=1'-0"

TOWER 2
APARTMENTS & CONDO
36 FLOORS

TOWER 3
HOTEL
18 FLOORS

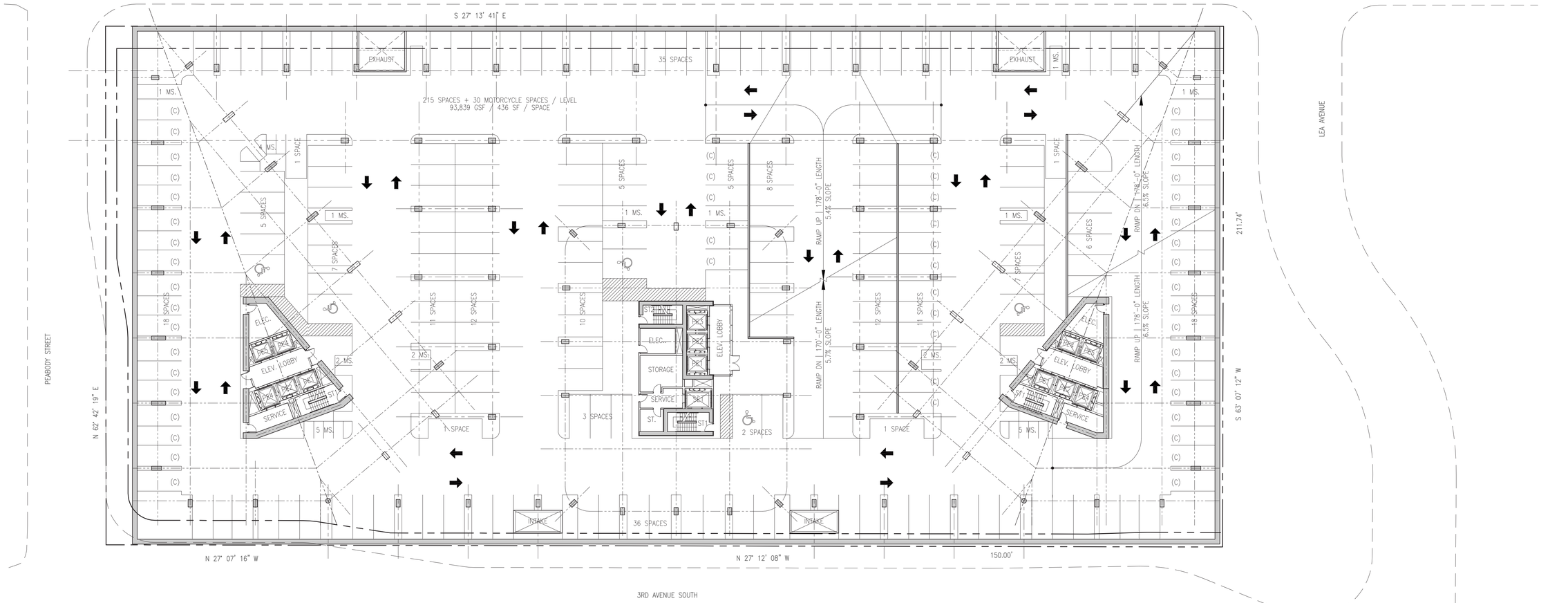
TOWER 1
APARTMENTS
32 FLOORS

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Section
06.A

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2nd & Peabody
Nashville, Tennessee

Levels P2-P4
Scale: 3/64"=1'-0"

TOWER 2
APARTMENTS & CONDO
36 FLOORS

TOWER 3
HOTEL
18 FLOORS

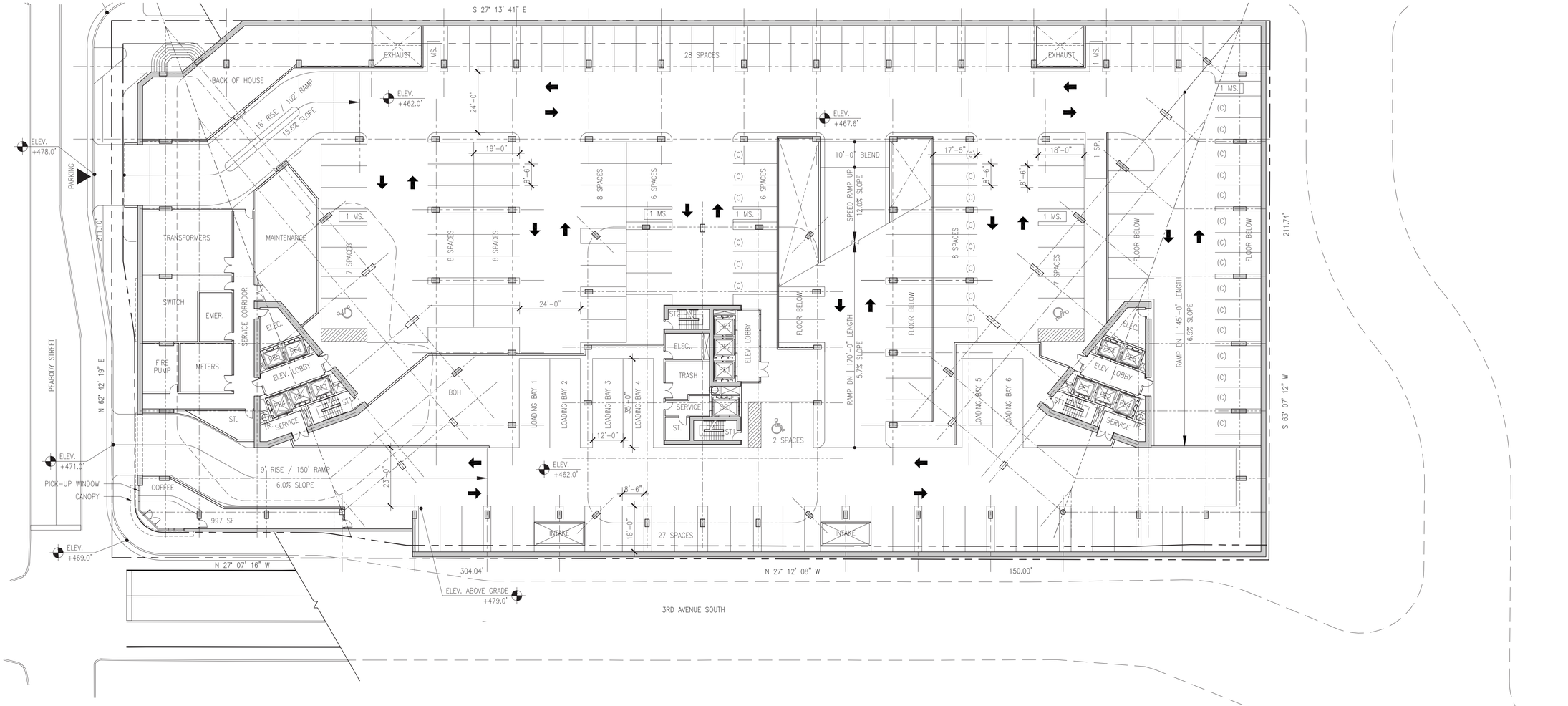
TOWER 1
APARTMENTS
32 FLOORS

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27 July 2021

Section
06.B

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2nd & Peabody
Nashville, Tennessee

Level P1
Scale: 3/64"=1'-0"

TOWER 2
APARTMENTS & CONDO
36 FLOORS

TOWER 3
HOTEL
18 FLOORS

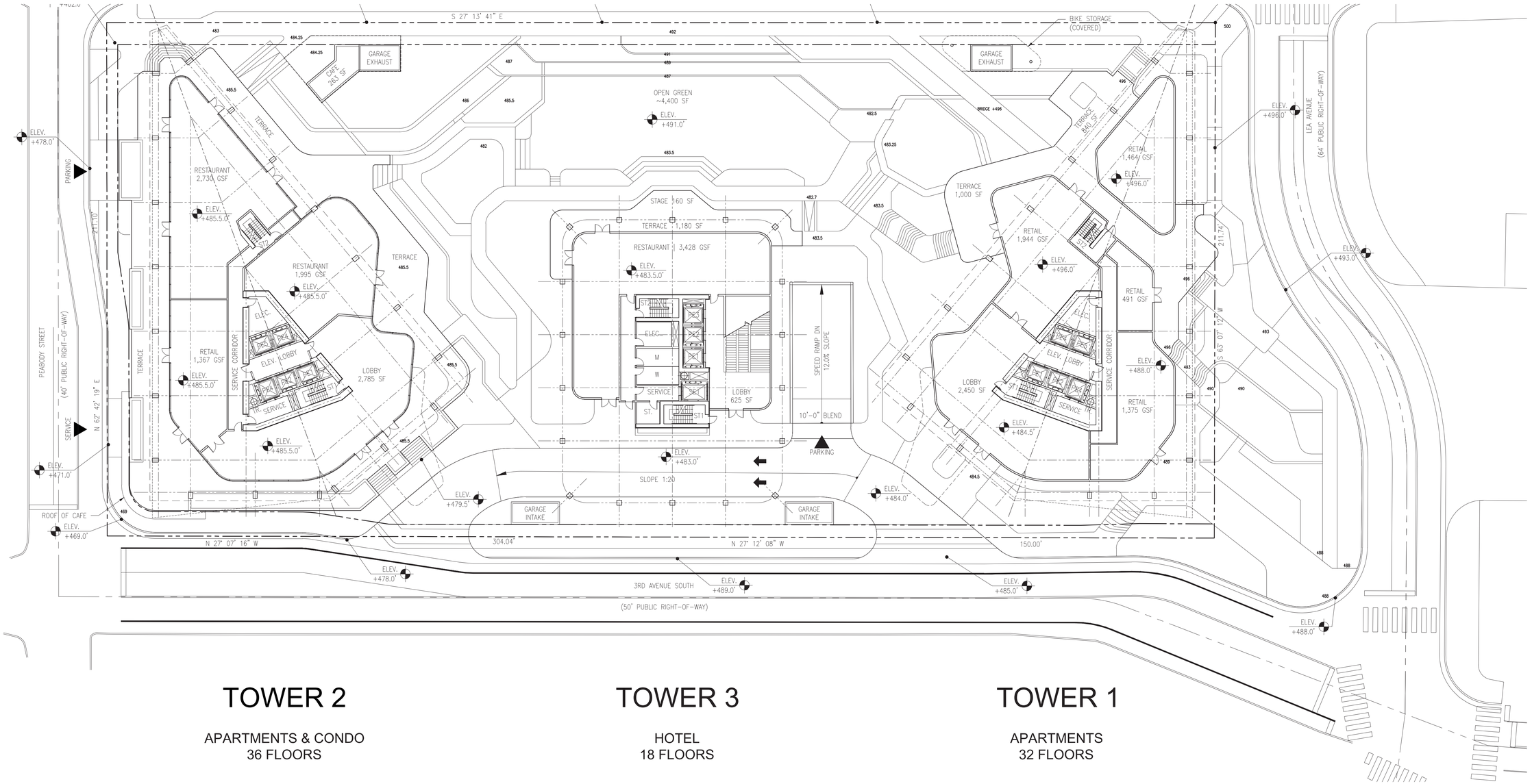
TOWER 1
APARTMENTS
32 FLOORS

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27 July 2021

Section
06.C

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2nd & Peabody
Nashville, Tennessee

Level L1
Scale: 3/64"=1'-0"

TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

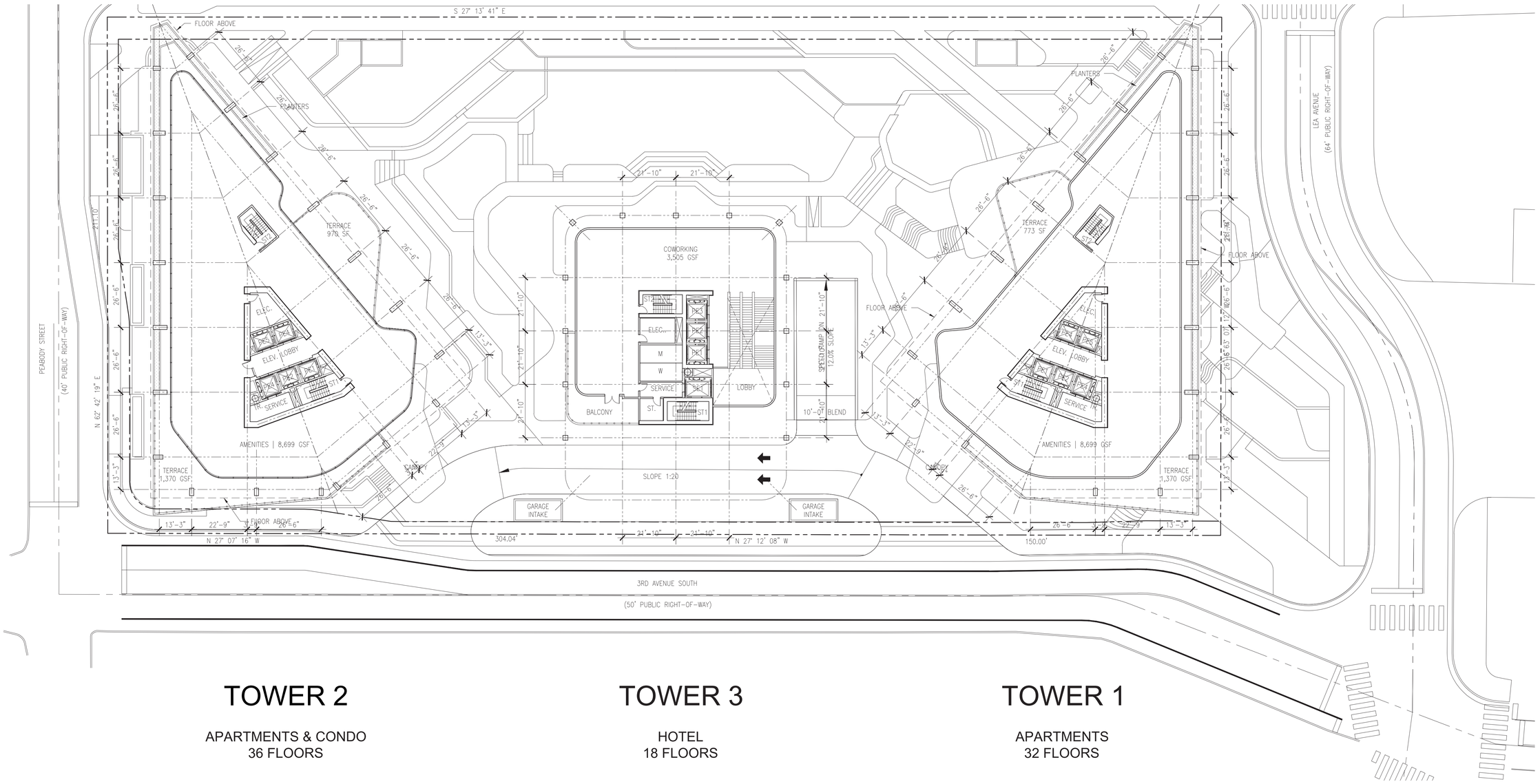
APARTMENTS
32 FLOORS

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Section
06.D

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody
Nashville, Tennessee

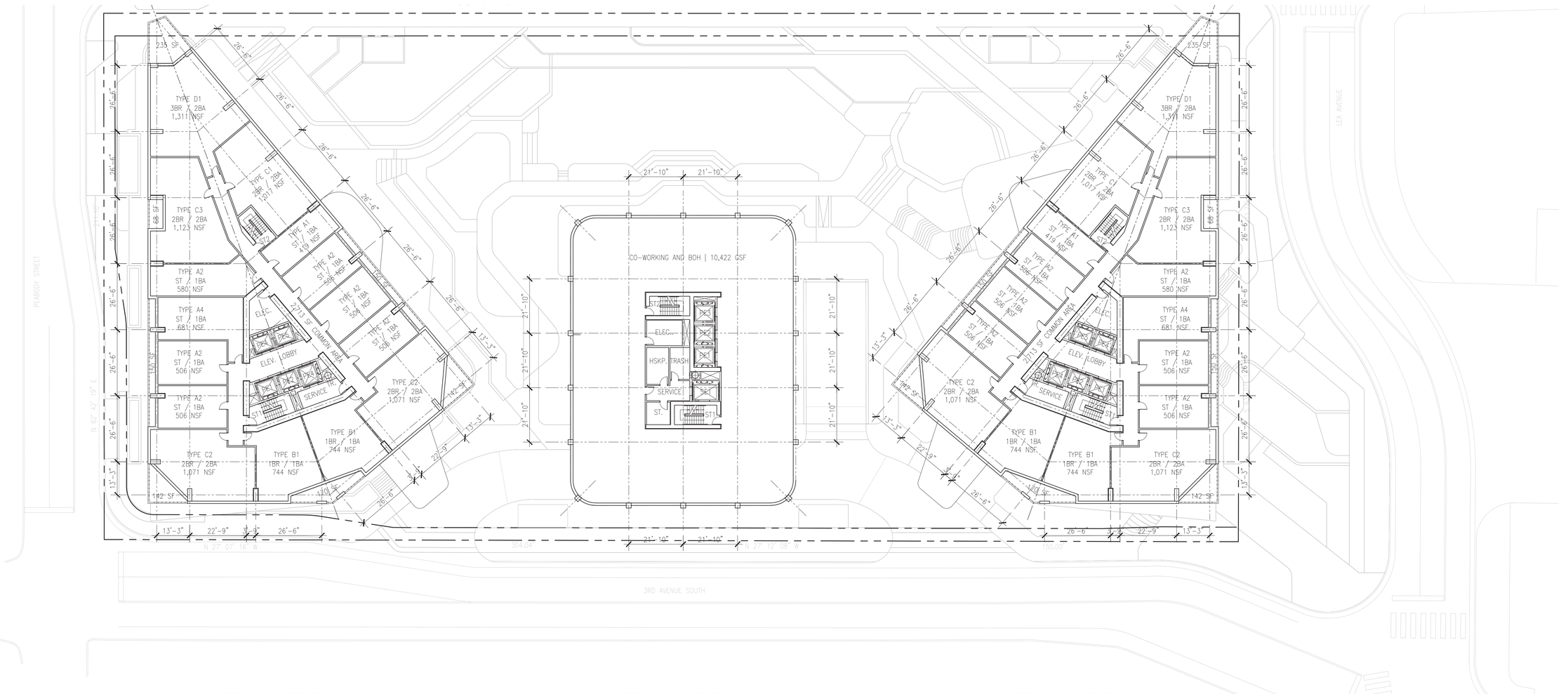
Level L2
Scale: 3/64"=1'-0"

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Section
06.E

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody
Nashville, Tennessee

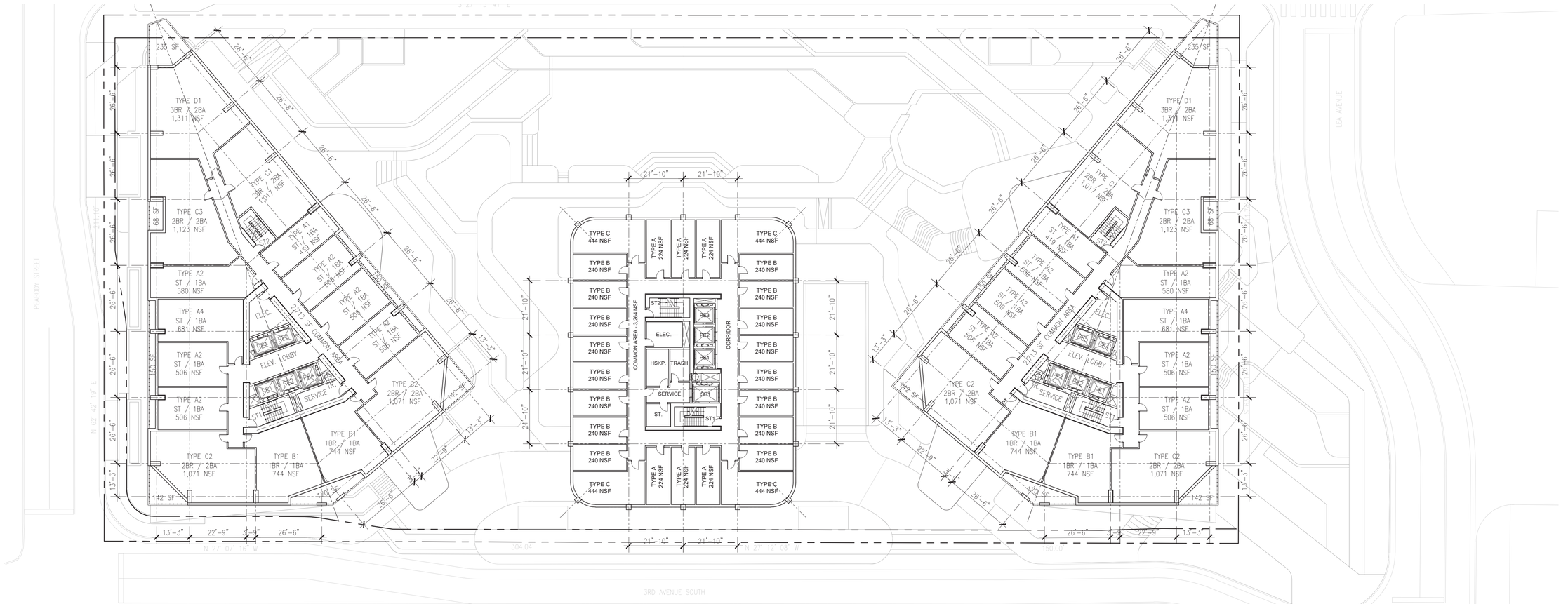
Levels L3-L7
Scale: 3/64"=1'-0"

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Section
06.F

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody

Nashville, Tennessee

Levels L8-L14

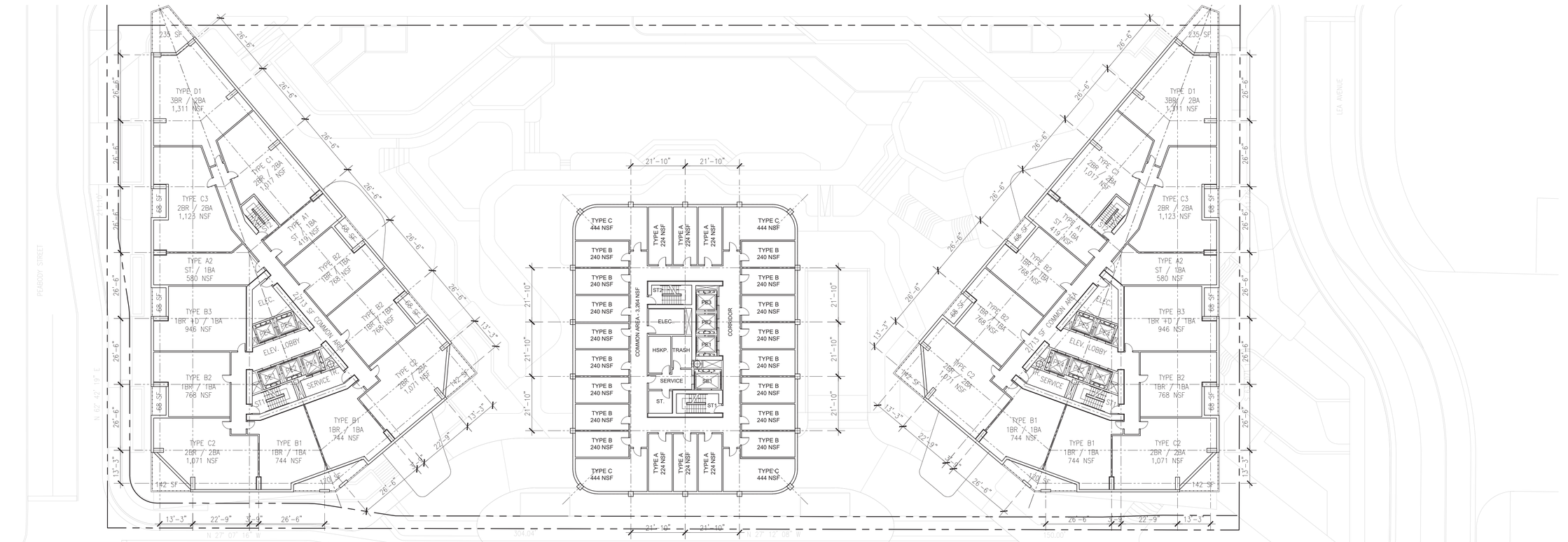
Scale: 3/64"=1'-0"

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Section
06.G

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2nd & Peabody
Nashville, Tennessee

Level L15-L18
Scale: 3/64"=1'-0"

TOWER 2
APARTMENTS & CONDO
36 FLOORS

TOWER 3
HOTEL
18 FLOORS

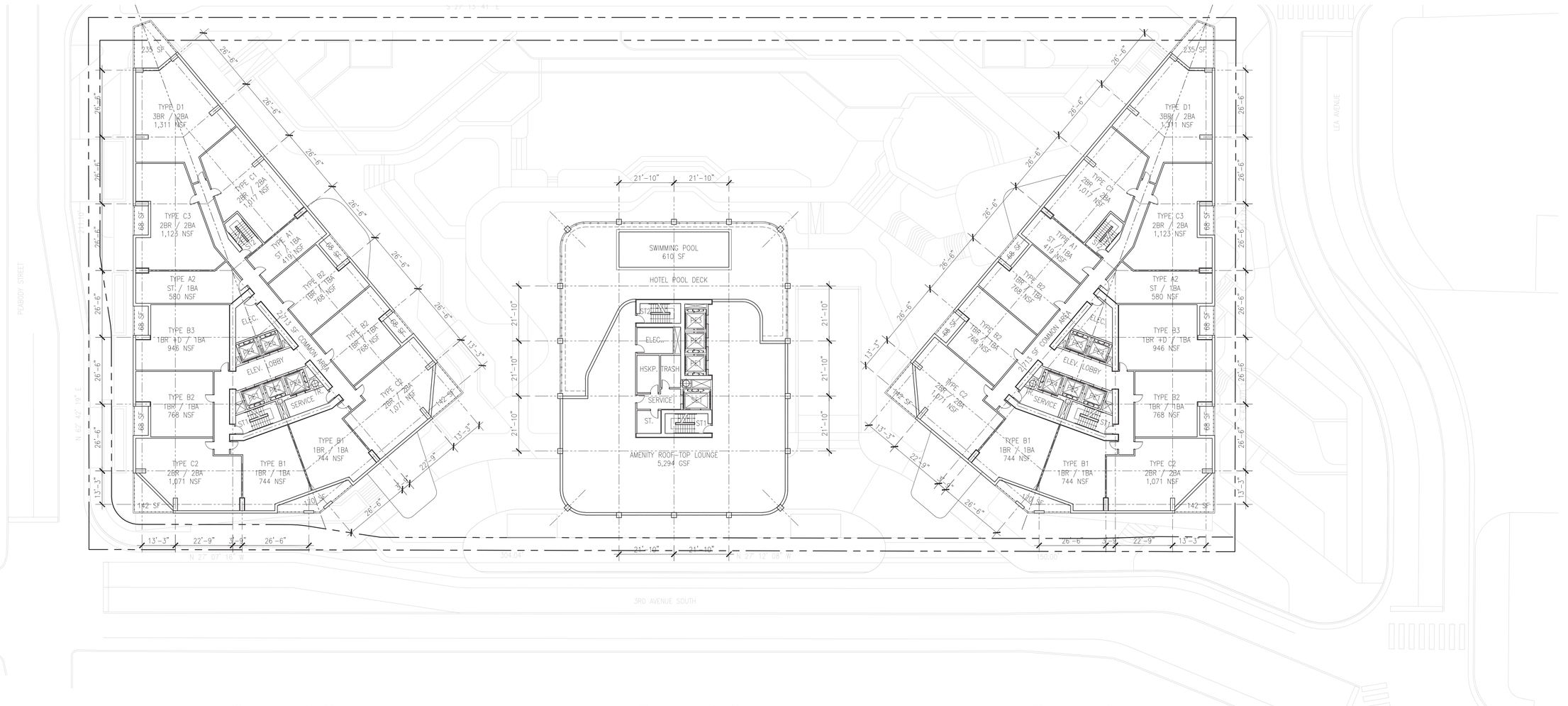
TOWER 1
APARTMENTS
32 FLOORS

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Section
06.H

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody

Nashville, Tennessee

Level L19

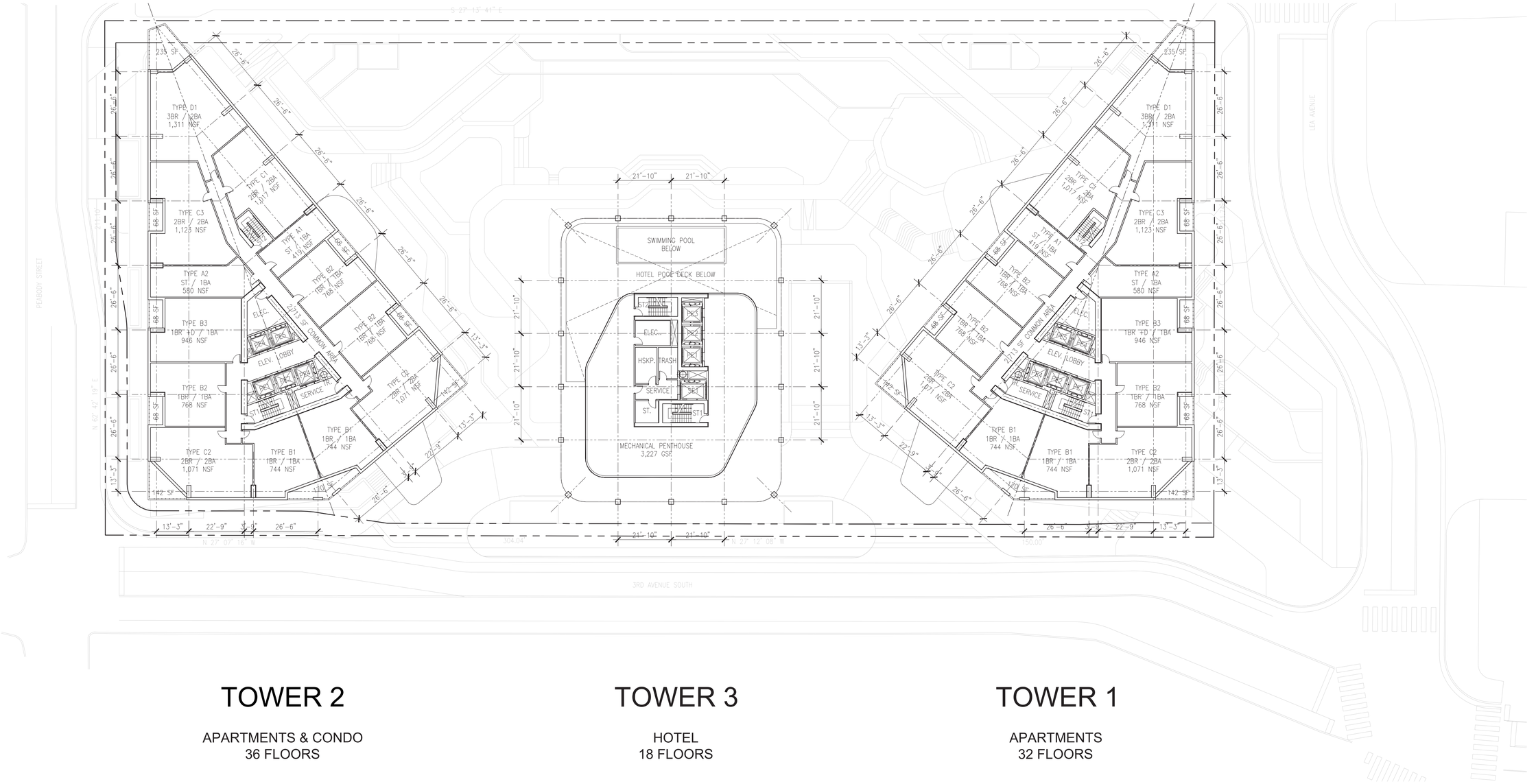
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Section 06.I

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody

Nashville, Tennessee

Level L20

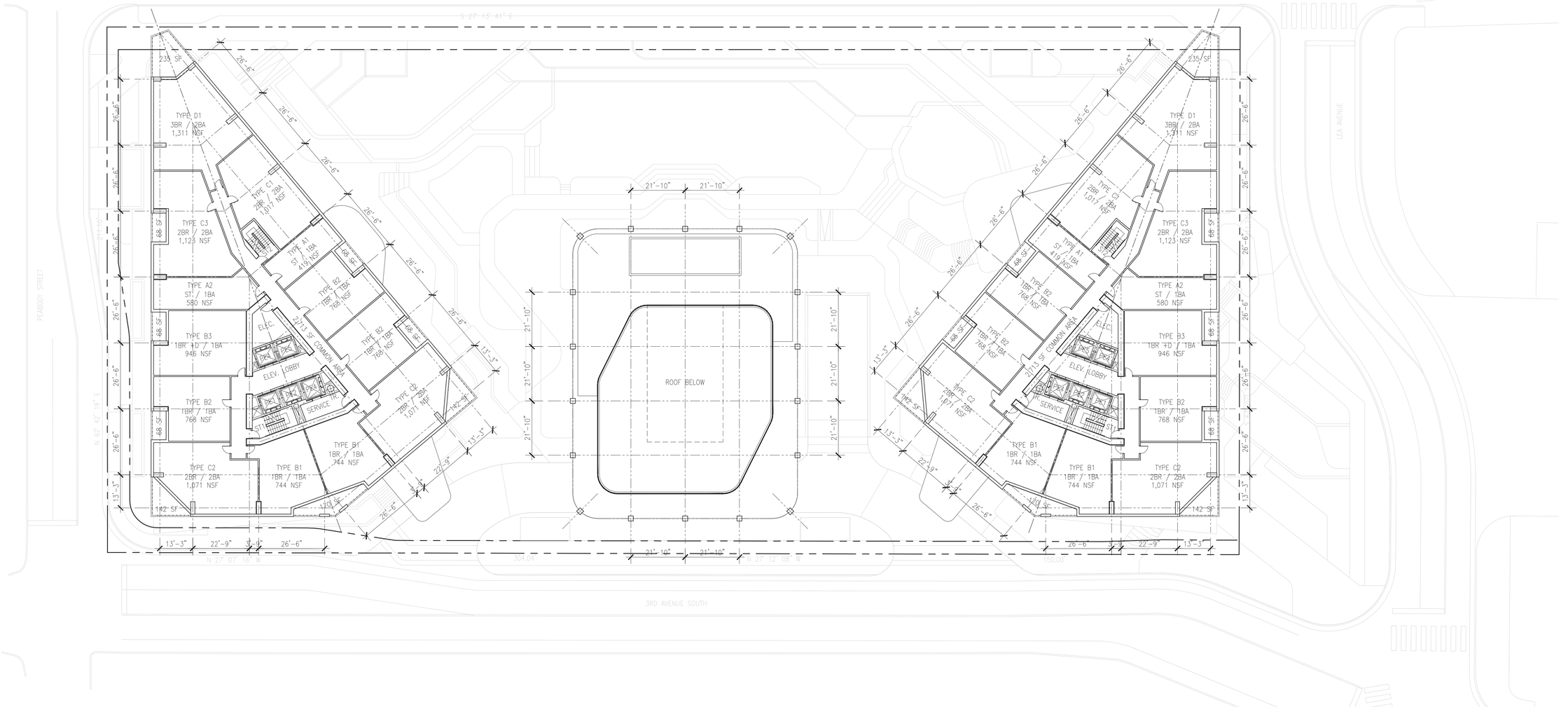
Scale: 3/64"=1'-0"

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Section
06.J

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody
Nashville, Tennessee

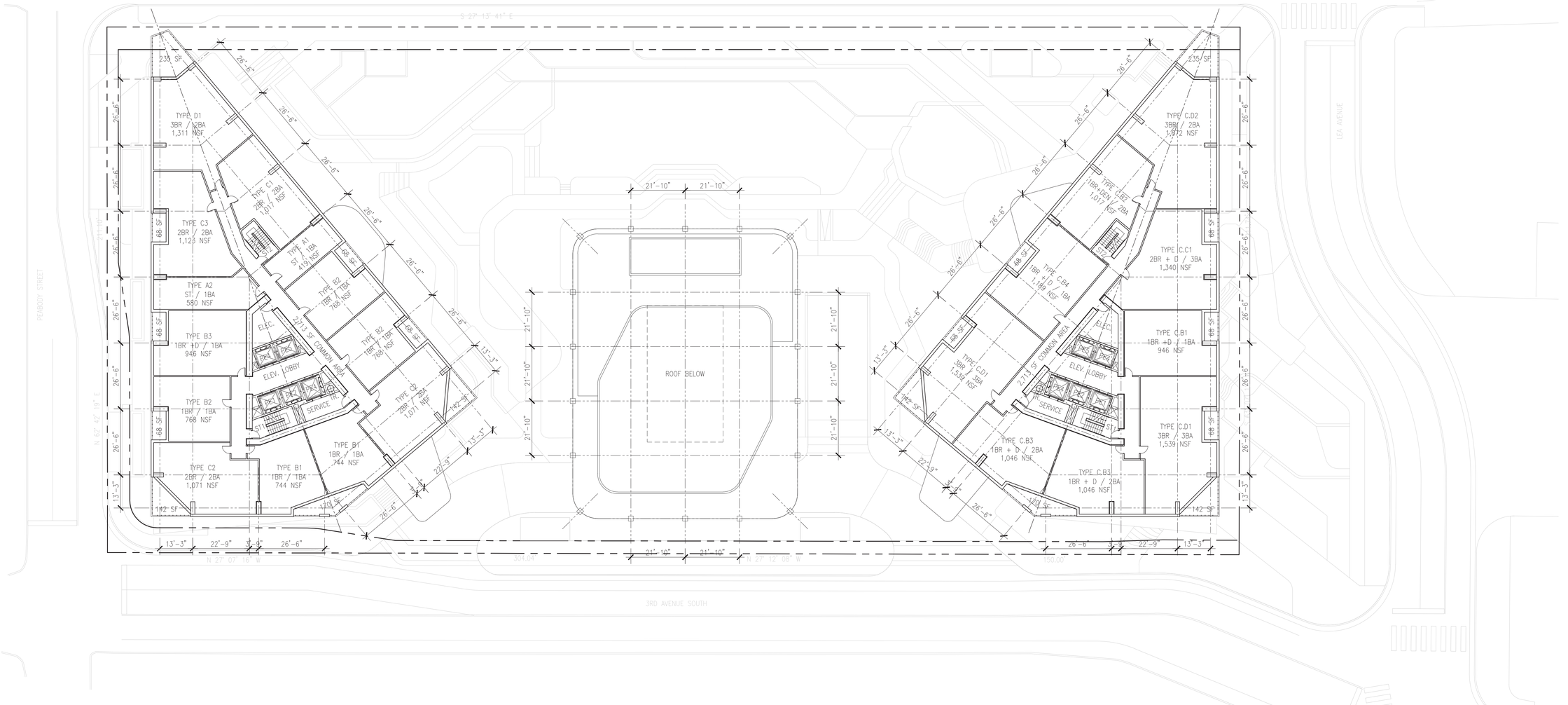
Levels L21-L29
Scale: 3/64"=1'-0"

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Section
06.K

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody

Nashville, Tennessee

Levels L30-L31

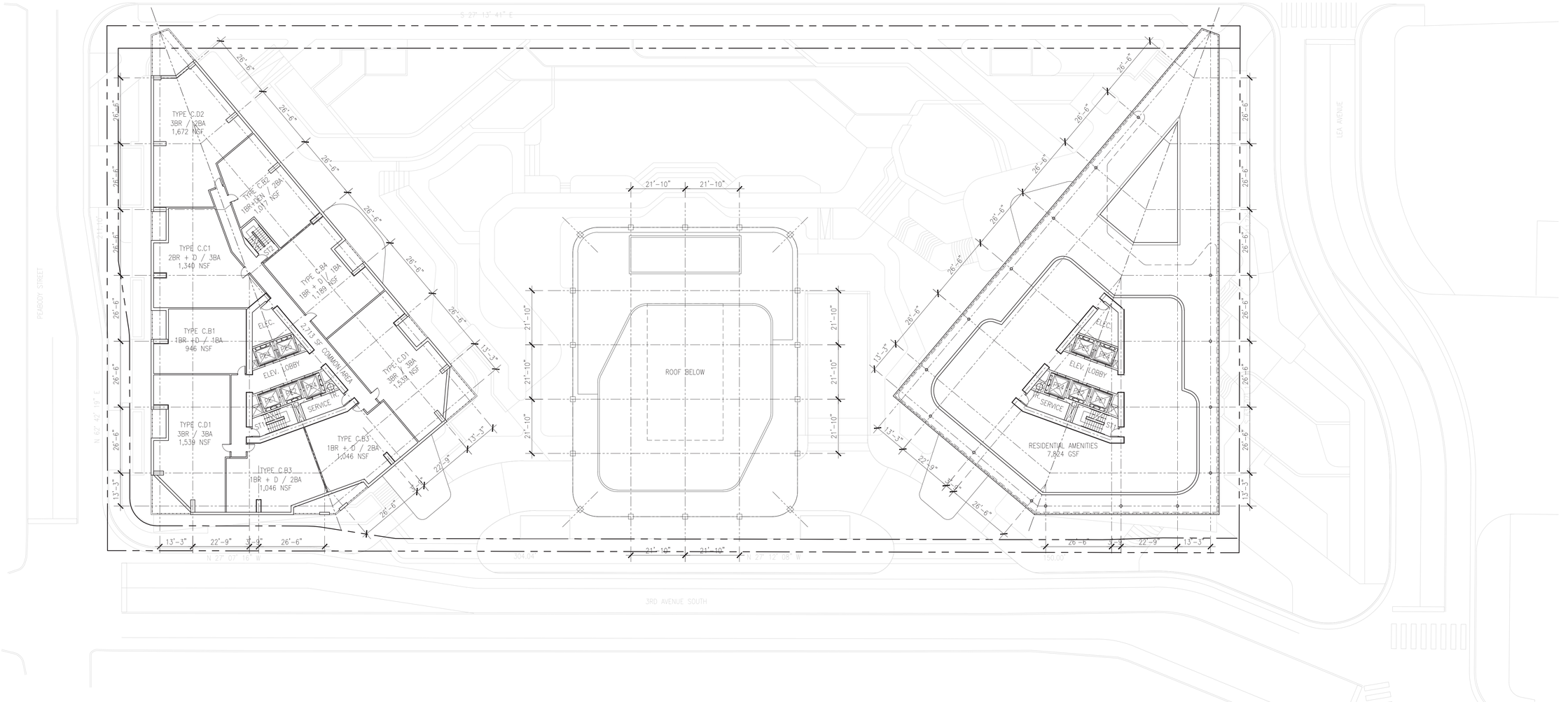
Scale: 3/64"=1'-0"

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Section 06.L

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody

Nashville, Tennessee

Levels L32

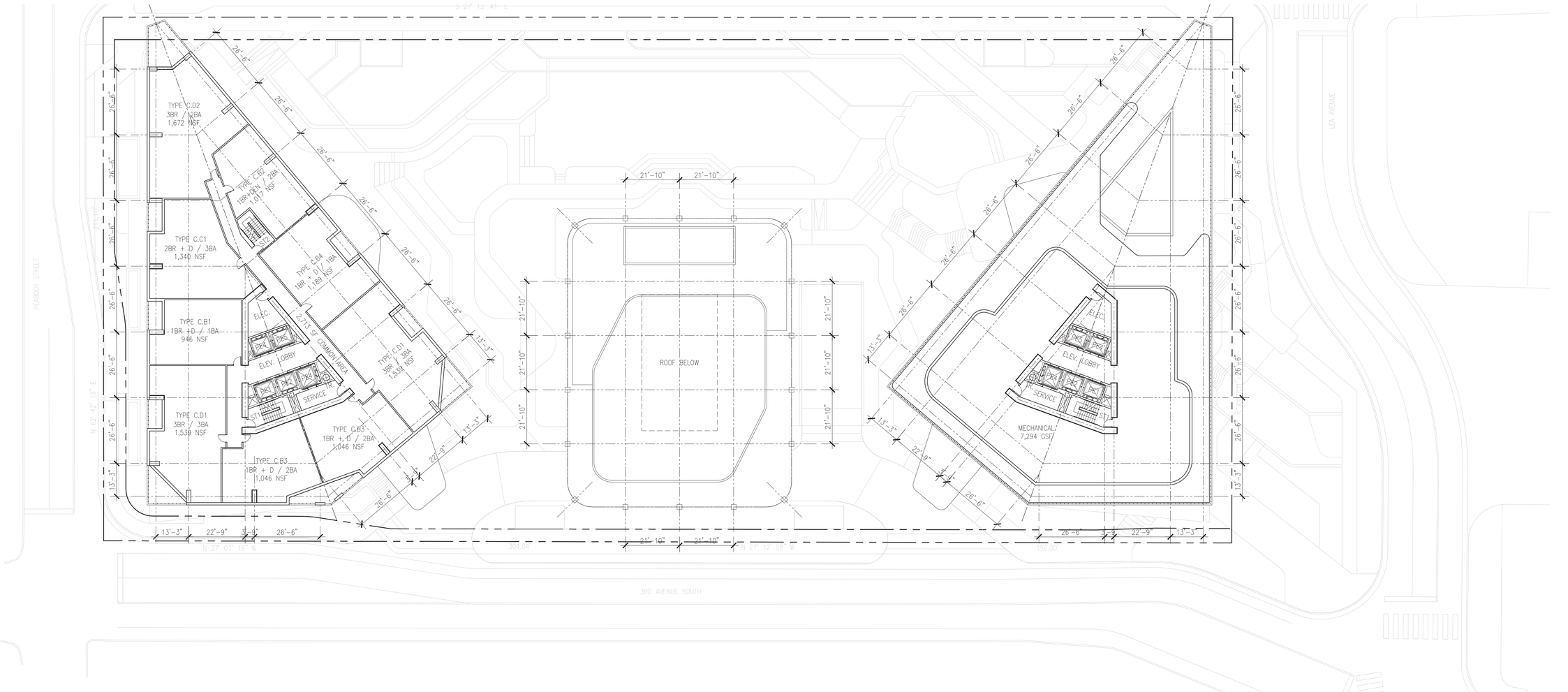
Scale: 3/64"=1'-0"

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Section
06.M

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody

Nashville, Tennessee

Level L33

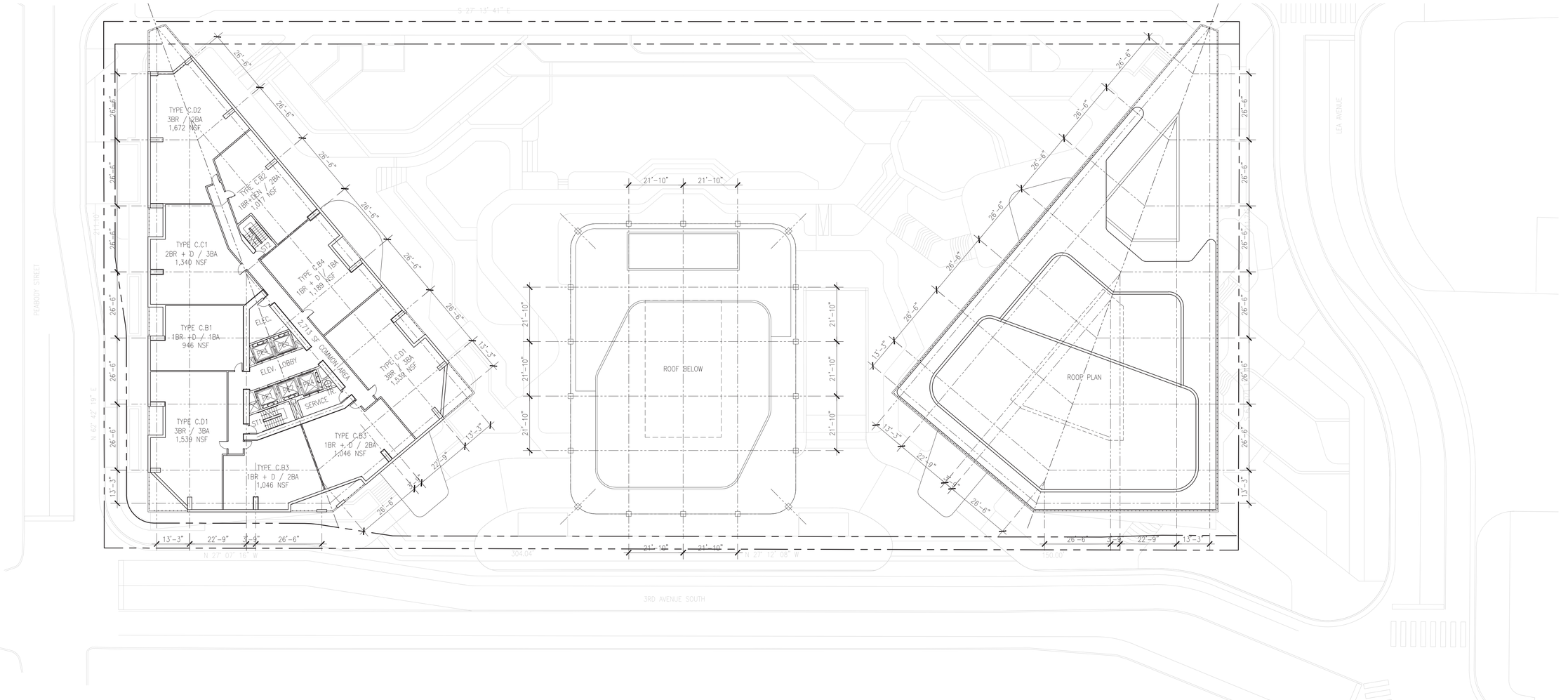
Scale: 3/64"=1'-0"

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Section
06.N

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TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

APARTMENTS
32 FLOORS

2nd & Peabody

Nashville, Tennessee

Levels L34-L35

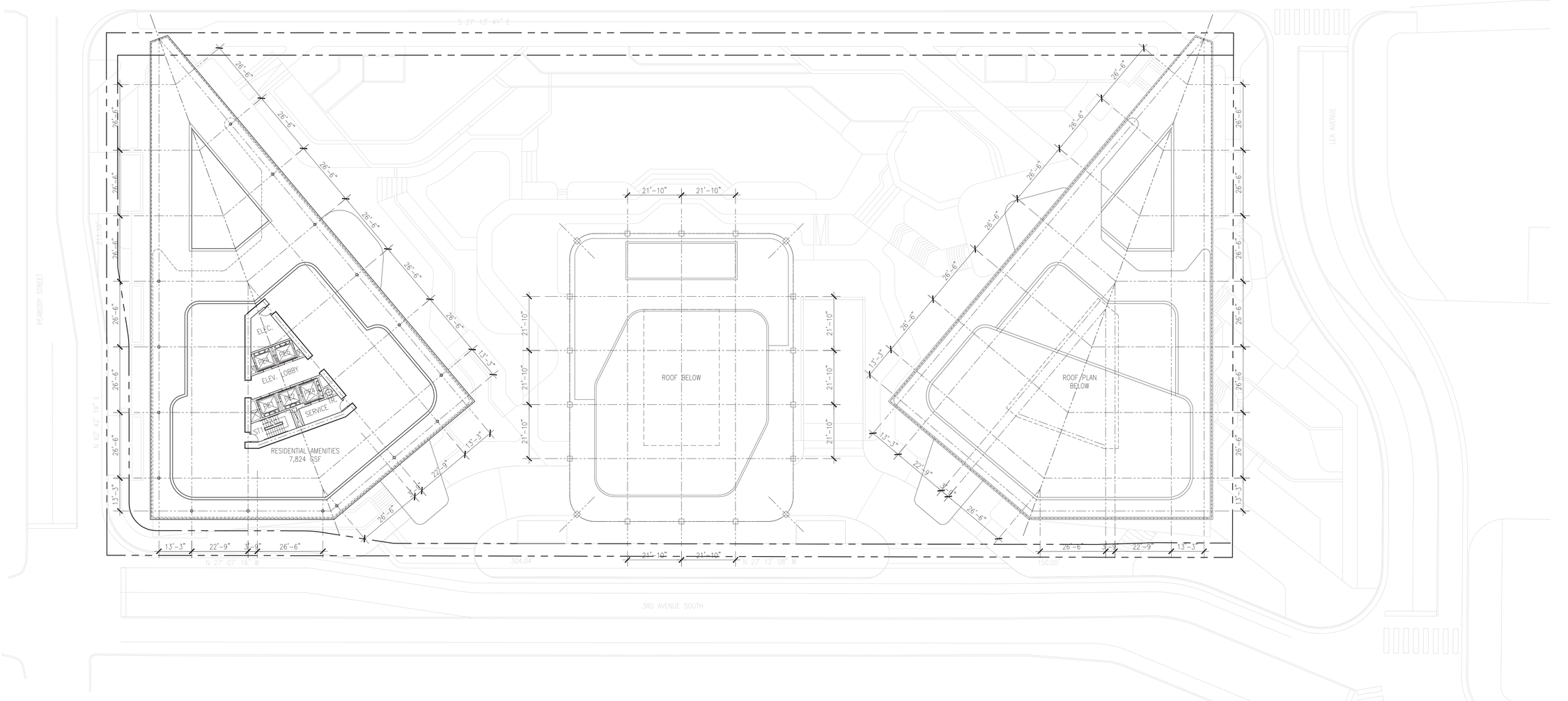
Scale: 3/64"=1'-0"

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Section 06.O

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Nashville, Tennessee

Level L36
Scale: 1" = 40'-0"

TOWER 2
APARTMENTS & CONDO
36 FLOORS

TOWER 3
HOTEL
18 FLOORS

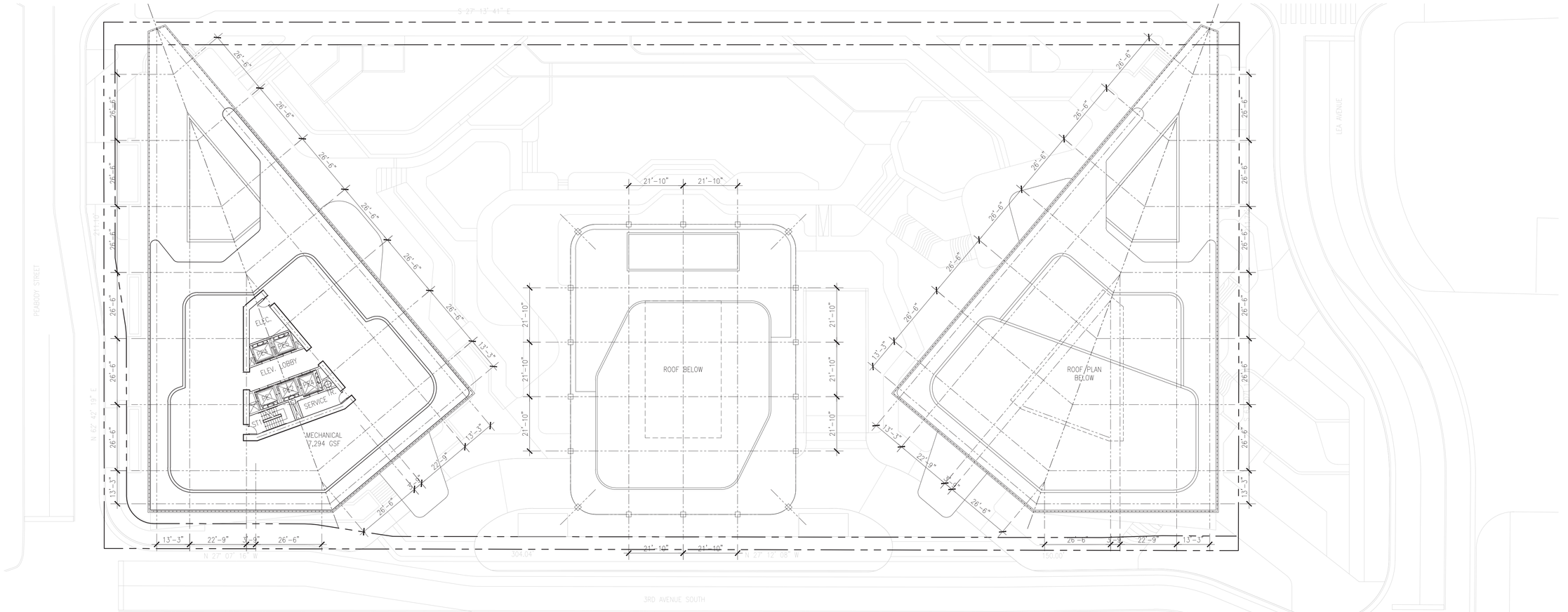
TOWER 1
APARTMENTS
32 FLOORS

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Section
06.P

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2nd & Peabody
Nashville, Tennessee

Mechanical/Roof
Scale: 3/64"=1'-0"

TOWER 2

APARTMENTS & CONDO
36 FLOORS

TOWER 3

HOTEL
18 FLOORS

TOWER 1

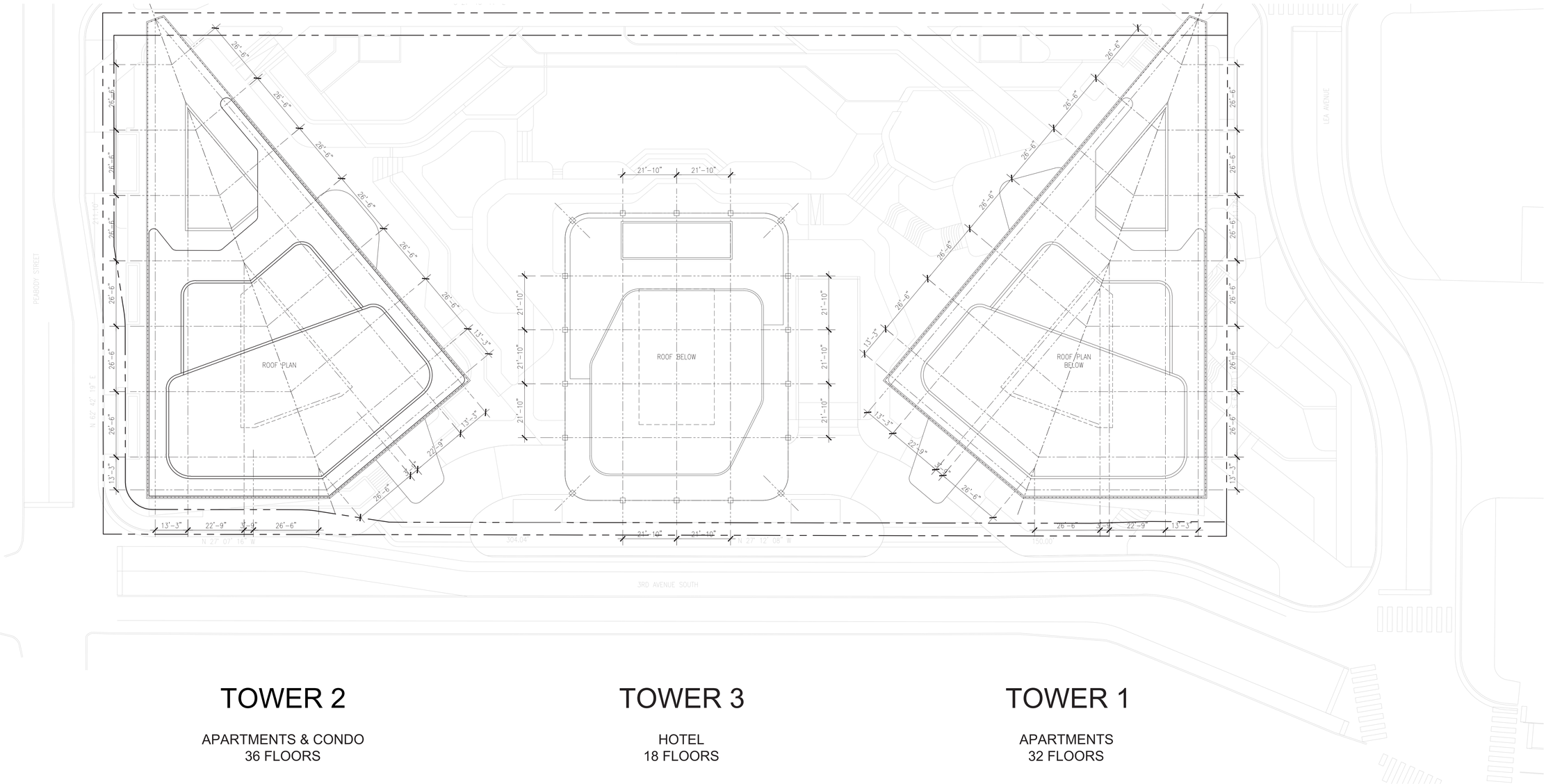
APARTMENTS
32 FLOORS

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Section
06.Q

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2nd & Peabody
Nashville, Tennessee

Roof Plan
Scale: 3/64"=1'-0"

TOWER 2
APARTMENTS & CONDO
36 FLOORS

TOWER 3
HOTEL
18 FLOORS

TOWER 1
APARTMENTS
32 FLOORS

Concept Design
27 July 2021

Section
06.R

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Section 07: Sections

07.A Latitudinal Seciton - 2nd Ave to 3rd Ave
07.B Latidudinal Section - 3rd Ave to 2nd Ave
07.C Longitudinal Section - Peabody St. to Lea Ave
07.D Longitudinal Section - Lea Ave to Peabody St.

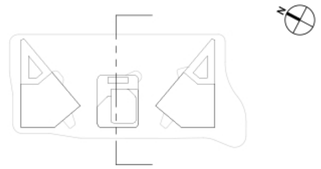
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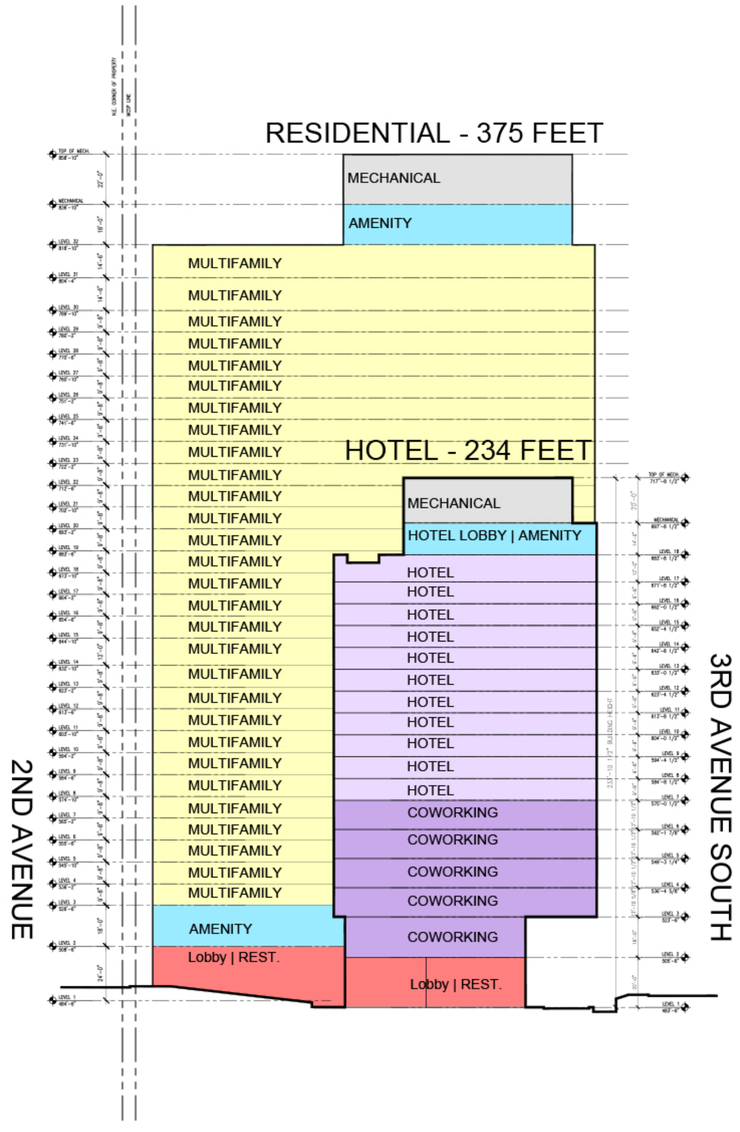
2nd & Peabody
Nashville, Tennessee

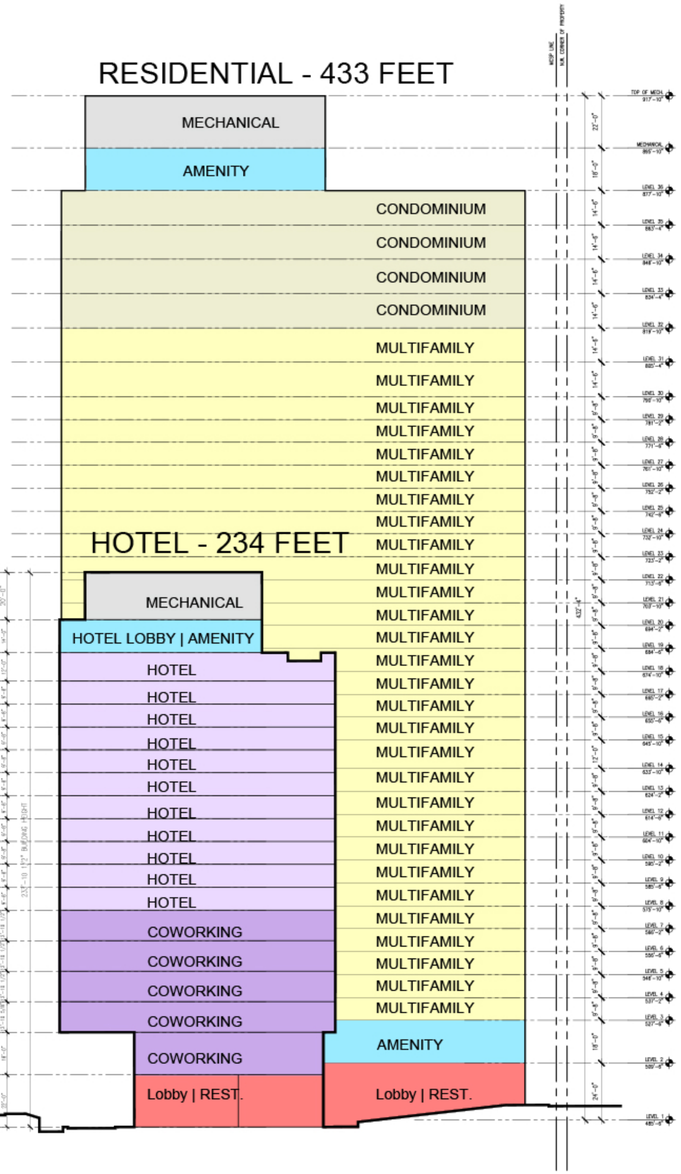
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RESIDENTIAL - 375 FEET
MECHANICAL
AMENITY
MULTIFAMILY
MULTIFAMILY
MULTIFAMIL



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2nd & Peabody
Nashville, Tennessee

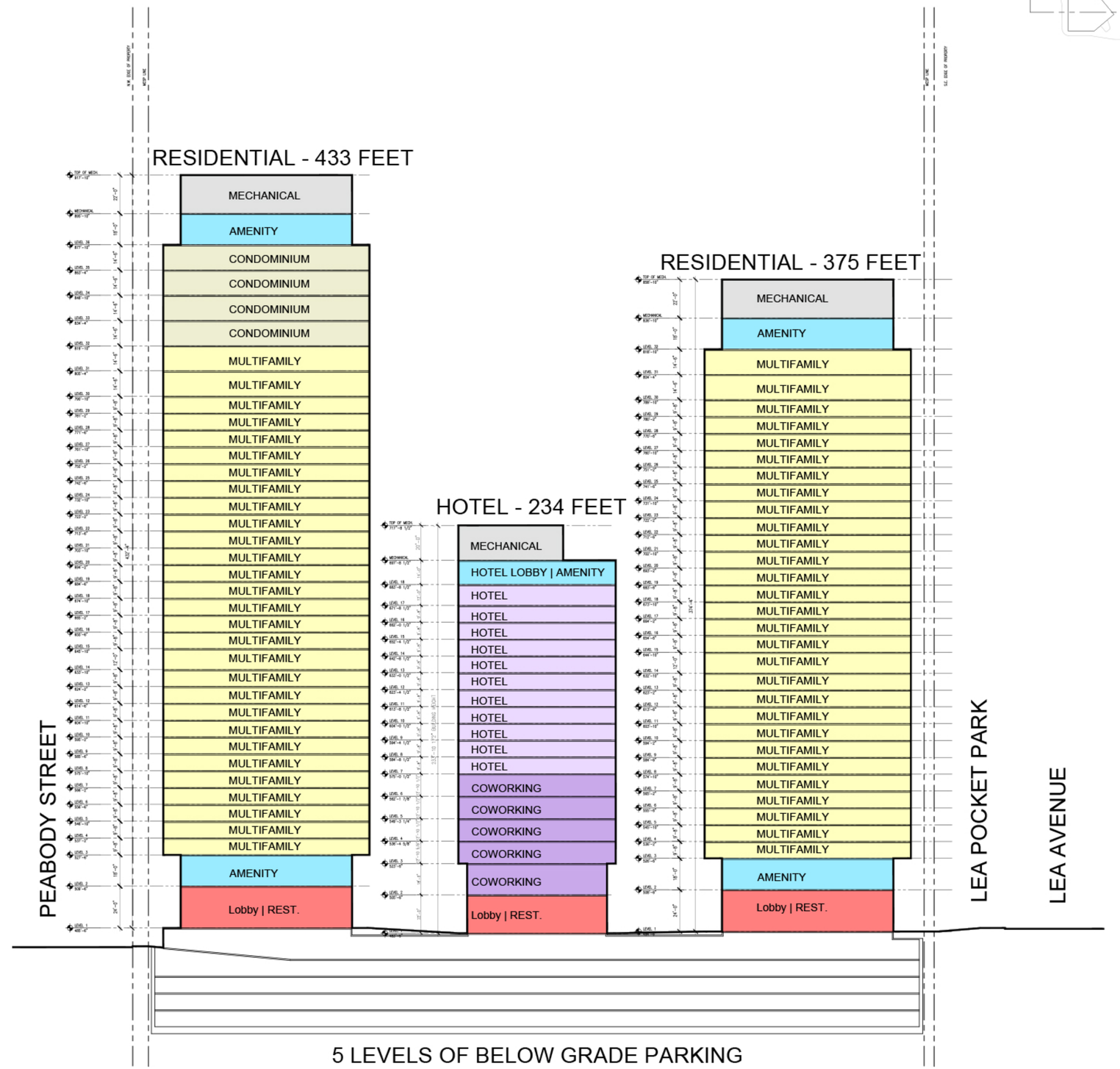
Latitudinal Section
3rd Ave to 2nd Ave
Scale: 1/32"=1'-0"

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Section
07.B

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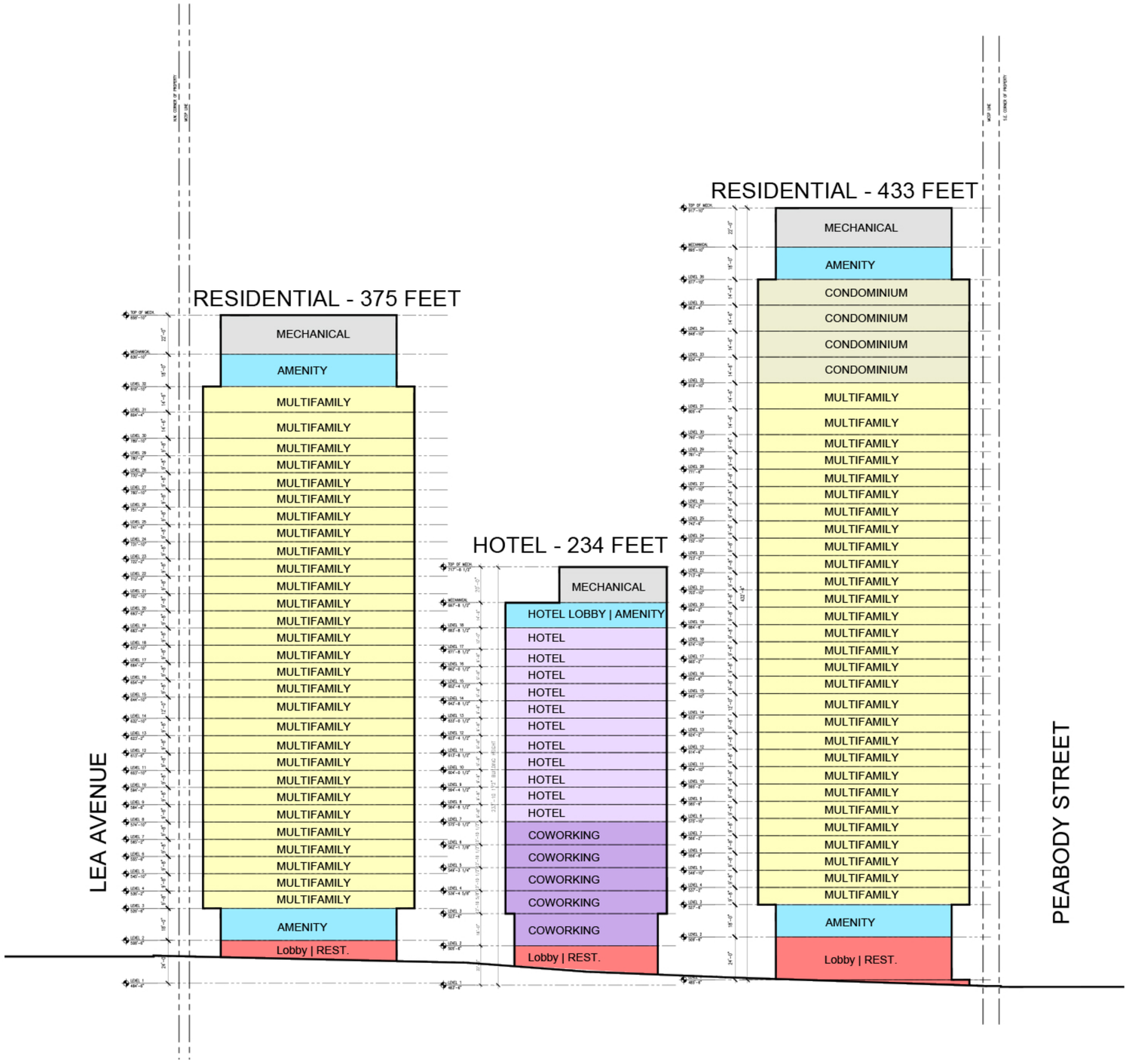
2nd & Peabody
Nashville, Tennessee

Longitudinal Section
Peabody St to Lea Ave
Scale: 1/32"=1'-0"

Concept Design
27 July 2021

Section
07.C

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RESIDENTIAL - 375 FEET
MECHANICAL
AMENITY
MULTIFAMILY
MULTIFAMILY
MULTIFAMILY
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MULTIFAMILY
MULTIFAMILY
AMENITY
Lobby | REST.
HOTEL - 234 FEET
MECHANICAL
HOTEL LOBBY | AMENITY
HOTEL
HOTEL
HOTEL
HOTEL
HOTEL
HOTEL
HOTEL
HOTEL
HOTEL
HOTEL
COWORKING
COWORKING
COWORKING
COWORKING
COWORKING
Lobby | REST.
RESIDENTIAL - 433 FEET
MECHANICAL
AMENITY
CONDOMINIUM
CONDOMINIUM
CONDOMINIUM
CONDOMINIUM
MULTIFAMILY
MULTIFAMILY
MULTIFAMILY
MULTIFAMILY
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MULTIFAMILY

Section 08: Bonus Height Calculations

08.A Bonus Height Summary
08.B Parking Calculations
08.C Open Space Calculations
08.D LEED Checklist
08.E Public Space- Pervious Material Exhibit

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2nd & Peabody
Nashville, Tennessee

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2nd & Peabody - Height Modification Calculations

Bonus Height Categories	AREA	MULTIPLIER	TOTAL AREA EARNED	DIVIDED BY AVERAGE TOWER LEVEL	BONUS HEIGHT ACHIEVED	ROUNDED NUMBER	BONUS HEIGHT ALLOWED	NET DIFFERNCE
BELOW GRADE PARKING / UPPER LEVEL LINER								
Level P5	93,396	1	93,396					
Level P4	93,396	1	93,396					
Level P3	93,396	1	93,396					
Level P2	93,396	1	93,396					
Level P1	91,795	1	91,795					
SPEED RAMP from L1 to P1	3,253	1	3,253					
TOTAL	**468,632**		**468,632**	**40,656**	**11.5268**	**12**	**2**	**(10)**
PUBLIC PARKING								
Level P3	93,396	2	186,792					
Level P2	93,396	2	186,792					
TOTAL	**186,792**		**373,584**	**40,656**	**9.1889**	**10**	**2**	**(8)**
PUBLICALLY ACCESSIBLE GREEN SPACE (OPEN SPACE)								
Open to Sky	42,983	4	171,932					
Open under Cover	12,175	4	48,700					
Lea Avenue	4,584	4	18,336					
Tenant Open Space	0	4	0					
TOTAL	**59,742**		**238,968**	**40,656**	**5.8778**	**6**	**2**	**(4)**
*Driving Area and Speed Ramp at Drop-Off **IS NOT** included in this calculation								
SUSTAINABILITY								
LEED SILVER					2.0000	**2**	**2**	
TOTAL						**2**	**2**	**0**
PERVIOUS SURFACE								
LEVEL 01 - Hardscape	28,632	2	57,264					
LEVEL 01 - Landscape	31,110	2	62,220					
LEVEL 01- Water Features	3,200			*Note that Water feature is included in Hardscape SF*				
TOTAL	**59,742**		**119,484**	**40,656**	**2.9389**	**3**	**2**	**(1)**
*Does Not Include Any Space **NOT** open to Sky								
*Driving Area and Speed Ramp at Drop-Off **IS NOT** included in this calculation								

HEIGHT MODIFICATION SUMMARY	Area		Allowed	Net +/-
TOTAL BONUS HEIGHT EARNED	**1,200,668**	**33**	**10**	**(23)**
Baseline Entitlled Height: Lafayette - General		**8**	**8**	
Total Levels Earned		**41**	**11**	**(30)**
Total Levels Planned		**36**	**11**	**(25)**
*Earned 30 Levels of Additional Height Per All Available Bonus Height Categories, But the Code Restricts Additional Levels to Only 11.				

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Nashville, Tennessee

Bonus Height Summary
Scale: None

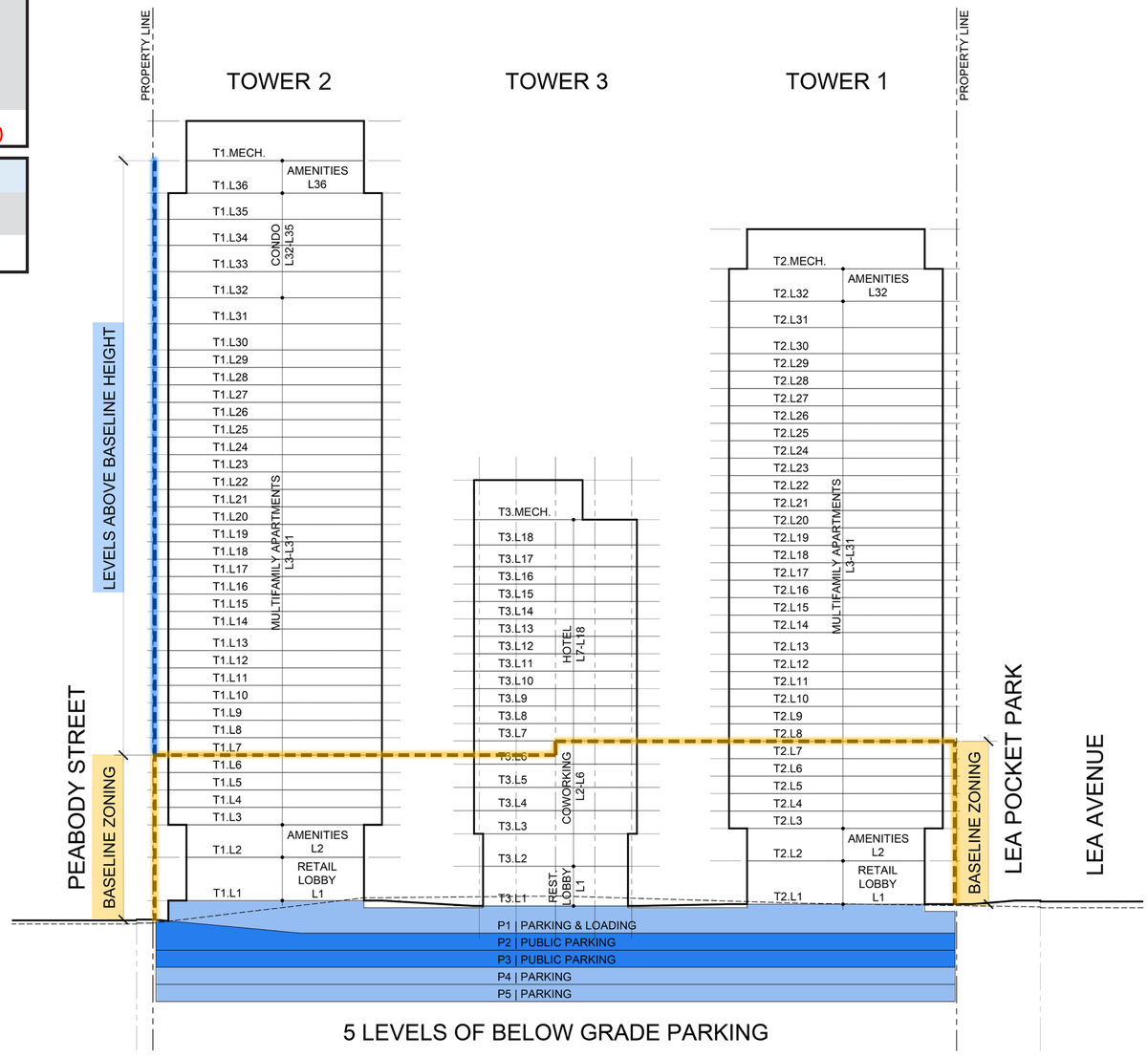
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2nd & Peabody - Height Modification Calculations

Bonus Height Categories	AREA	MULTIPLIER	TOTAL AREA EARNED	DIVIDED BY AVERAGE TOWER LEVEL	BONUS HEIGHT ACHIEVED	ROUNDED NUMBER	BONUS HEIGHT ALLOWED	NET DIFFERNCE
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Parking Calculations
Scale: None

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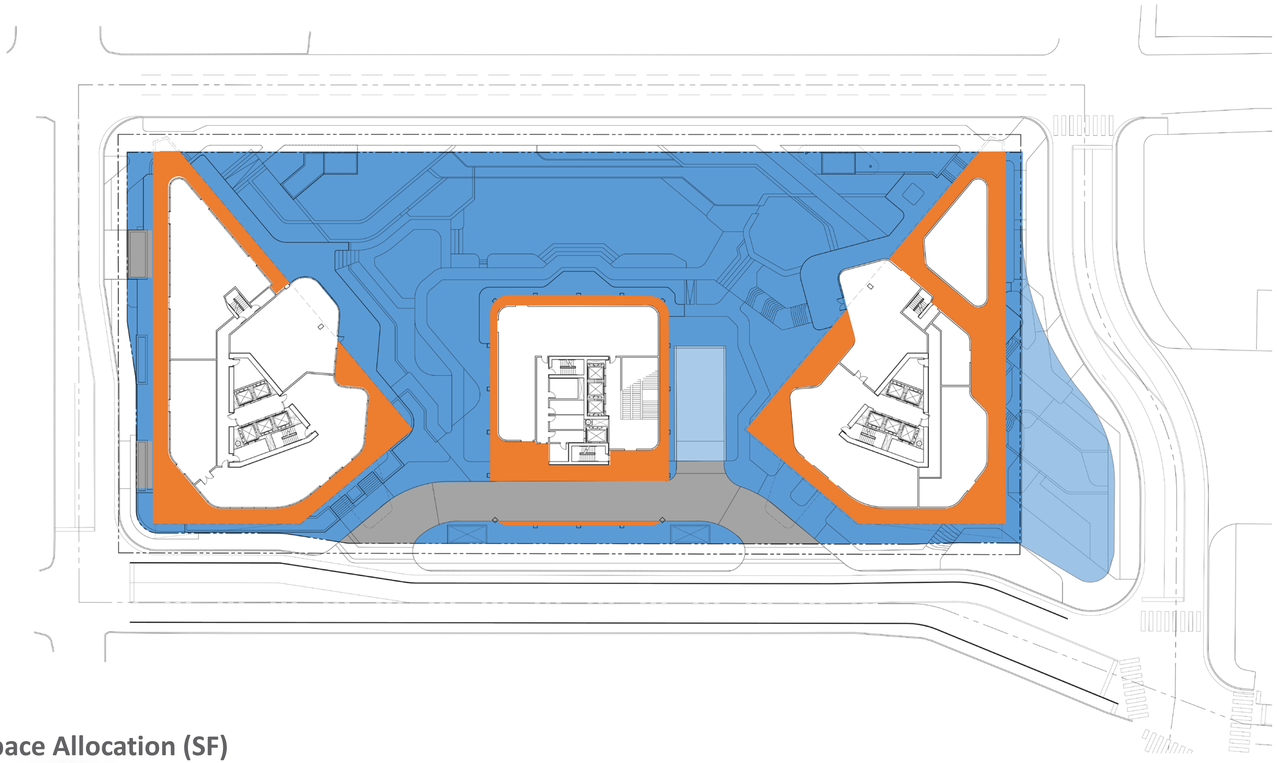
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2nd & Peabody - Height Modification Calculations

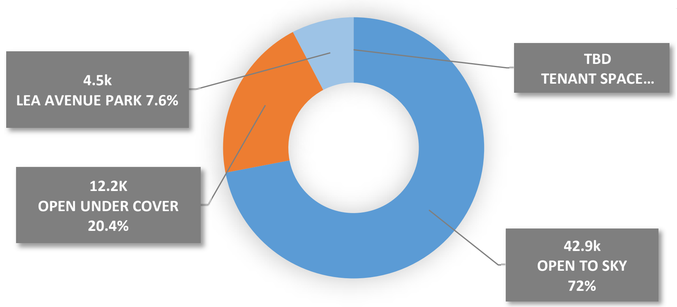
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Tenant Open Space	0	4	0					
TOTAL	**59,742**		**238,968**	**40,656**	**5.8778**	**6**	**2**	**(4)**

*Driving Area and Speed Ramp at Drop-Off **IS NOT** included in this calculation

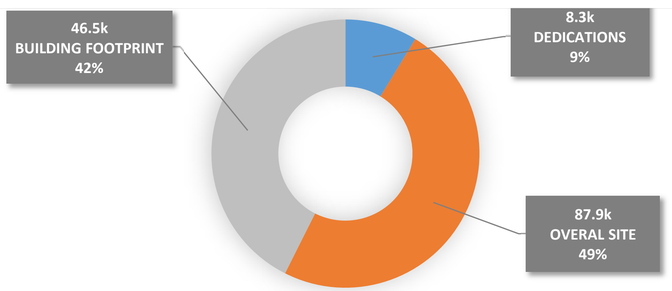


Open Space Allocation (SF)

TOTAL
59.7K
Square Feet



TOTAL
48%
Square Feet



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Open Space Calculations
Scale: None

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2nd & Peabody - Height Modification Calculations

Bonus Height Categories	AREA	MULTIPLIER	TOTAL AREA EARNED	DIVIDED BY AVERAGE TOWER LEVEL	BONUS HEIGHT ACHIEVED	ROUNDED NUMBER	BONUS HEIGHT ALLOWED	NET DIFFERNCE
SUSTAINABILITY								
LEED SILVER					2.0000	**2**	**2**	
TOTAL						**2**	**2**	**0**

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LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 2nd & Peabody
Date: 10/19/2020

Y	?	N			
1	0	0	Credit	Integrative Process	1

8	2	7	**Location and Transportation**		**16**
			Credit	LEED for Neighborhood Development Location	16
1	0	0	Credit	Sensitive Land Protection	1
0	0	3	Credit	High Priority Site	2
3	2	0	Credit	Surrounding Density and Diverse Uses	5
2	0	3	Credit	Access to Quality Transit	5
1	0	0	Credit	Bicycle Facilities	1
0	0	1	Credit	Reduced Parking Footprint	1
1	0	0	Credit	Green Vehicles	1

4	3	3	**Sustainable Sites**		**10**
Y			Prereq	Construction Activity Pollution Prevention	Required
1	0	0	Credit	Site Assessment	1
0	0	2	Credit	Site Development - Protect or Restore Habitat	2
1	0	0	Credit	Open Space	1
0	2	1	Credit	Rainwater Management	3
1	1	0	Credit	Heat Island Reduction	2
1	0	0	Credit	Light Pollution Reduction	1

4	5	2	**Water Efficiency**		**11**
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1	0	Credit	Outdoor Water Use Reduction	2
2	2	2	Credit	Indoor Water Use Reduction	6
0	2	0	Credit	Cooling Tower Water Use	2
1	0	0	Credit	Water Metering	1

12	6	15	**Energy and Atmosphere**		**33**
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
4	2	0	Credit	Enhanced Commissioning	6
5	3	10	Credit	Optimize Energy Performance	18
0	1	0	Credit	Advanced Energy Metering	1
0	0	2	Credit	Demand Response	2
0	0	3	Credit	Renewable Energy Production	3
1	0	0	Credit	Enhanced Refrigerant Management	1
2	0	0	Credit	Green Power and Carbon Offsets	2

8	0	5	**Materials and Resources**		**13**
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3	0	2	Credit	Building Life-Cycle Impact Reduction	5
1	0	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	0	1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	0	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2	0	0	Credit	Construction and Demolition Waste Management	2

11	5	0	**Indoor Environmental Quality**		**16**
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2	0	0	Credit	Enhanced Indoor Air Quality Strategies	2
3	0	0	Credit	Low-Emitting Materials	3
1	0	0	Credit	Construction Indoor Air Quality Management Plan	1
1	1	0	Credit	Indoor Air Quality Assessment	2
1	0	0	Credit	Thermal Comfort	1
1	1	0	Credit	Interior Lighting	2
1	2	0	Credit	Daylight	3
0	1	0	Credit	Quality Views	1
1	0	0	Credit	Acoustic Performance	1

6	0	0	**Innovation**		**6**
5	0	0	Credit	Innovation	5
1	0	0	Credit	LEED Accredited Professional	1

2	2	0	**Regional Priority**		**4**
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1

56	23	32	**TOTALS**	Possible Points:	**110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

2nd & Peabody
Nashville, Tennessee

LEED Checklist
Scale: None

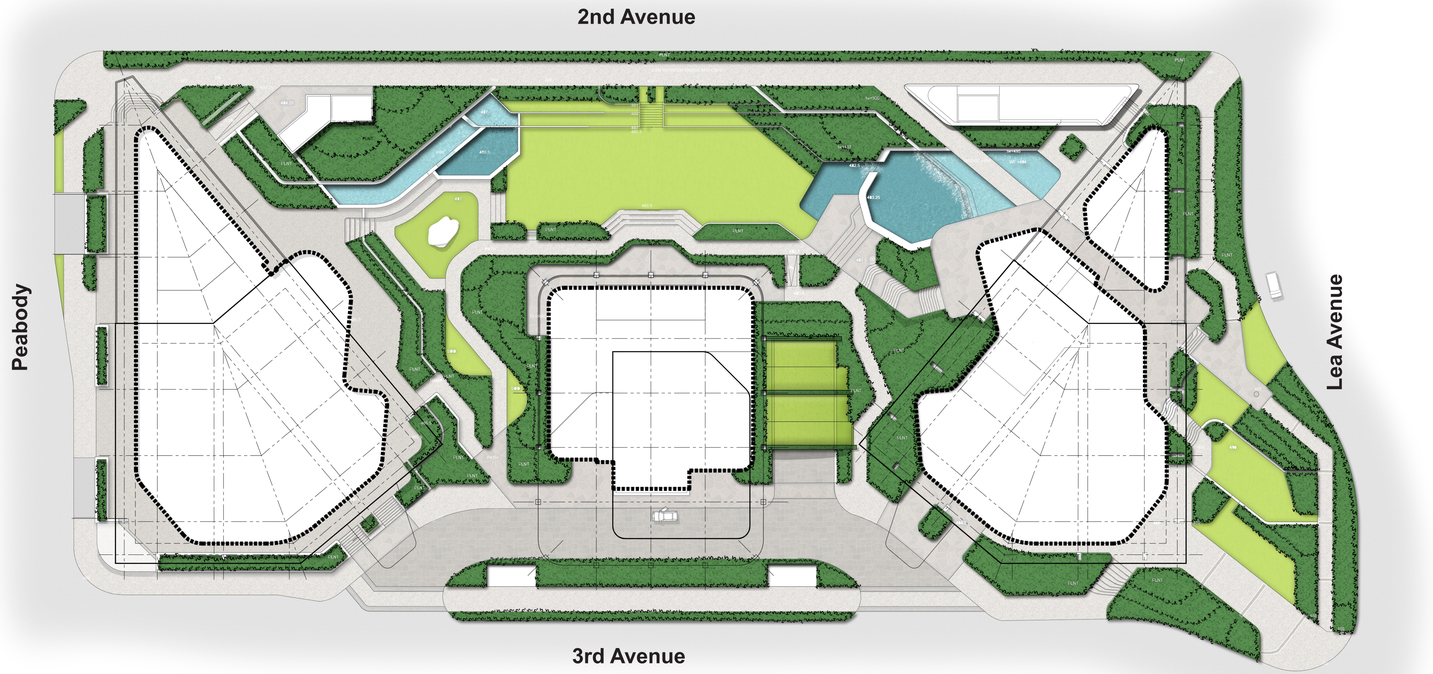
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2nd & Peabody - Height Modification Calculations

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*Driving Area and Speed Ramp at Drop-Off **IS NOT** included in this calculation								



Pervious Landscape Area +/-34,680sf
(Includes green roof and at-grade landscape at ground level)

Green Roof Area +/-1700sf

Water Feature Area +/-3200sf

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Pervious Material
Scale: None

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